

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

71/151 Fitzroy Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$465,000

### Median sale price

Median price \$610,000

Property Type Unit

Suburb St Kilda

Period - From 01/10/2021

to 31/12/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	46/151 Fitzroy St ST KILDA 3182	\$471,050	13/10/2021
2	26/151 Fitzroy St ST KILDA 3182	\$471,050	09/10/2021
3	5/1 Spenser St ST KILDA 3182	\$450,000	04/11/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:** 61 sqm approx  
 Agent Comments

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**Indicative Selling Price**  
 \$465,000

**Median Unit Price**  
 December quarter 2021: \$610,000

## Comparable Properties



46/151 Fitzroy St ST KILDA 3182 (VG)

Agent Comments



**Price:** \$471,050  
**Method:** Sale  
**Date:** 13/10/2021  
**Property Type:** Strata Flat - Single OYO Flat



26/151 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



**Price:** \$471,050  
**Method:** Private Sale  
**Date:** 09/10/2021  
**Property Type:** Apartment



5/1 Spenser St ST KILDA 3182 (REI/VG)

Agent Comments



**Price:** \$450,000  
**Method:** Sold Before Auction  
**Date:** 04/11/2021  
**Property Type:** Unit

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