

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 518/163 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$305,000

Median sale price

Median price \$561,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2022

to 31/03/2022

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	805/568 St Kilda Rd MELBOURNE 3004	\$290,000	14/02/2022
2	39/340 Beaconsfield Pde ST KILDA WEST 3182	\$300,000	12/01/2022
3	209/85-97 High St PRAHRAN 3181	\$295,000	21/12/2021

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:

11/05/2022 15:59

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Indicative Selling Price

\$305,000

Median Unit Price

March quarter 2022: \$561,000



 1  1  0

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



805/568 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 1  1  -

Price: \$290,000

Method: Private Sale

Date: 14/02/2022

Property Type: Apartment



39/340 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$300,000

Method: Private Sale

Date: 12/01/2022

Property Type: Apartment



209/85-97 High St PRAHRAN 3181 (REI)

Agent Comments

 1  1  1

Price: \$295,000

Method: Private Sale

Date: 21/12/2021

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336