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	1/11 Fulton Street, St Kilda East Vic 3183

Indicative selling price

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

Range between $490,000 & $530,000

Median sale price

Median price $511,600 Property Type Unit Suburb St Kilda East

Period - From 01/10/2022 to 31/12/2022 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	11/138a Alma Rd ST KILDA EAST 3183	$530,000	25/03/2023
2	6/22 Westbury St ST KILDA EAST 3183	$510,000	21/03/2023
3	14/28 Fulton St ST KILDA EAST 3183	$485,000	28/03/2023

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: 12/04/2023 15:43

1/11 Fulton Street, St Kilda East Vic 3183



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$490,000 - $530,000
Median Unit Price
December quarter 2022: $511,600

Comparable Properties



11/138a Alma Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $530,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Unit

Agent Comments



6/22 Westbury St ST KILDA EAST 3183 (REI)

2 1 1

Price: $510,000
Method: Private Sale
Date: 21/03/2023
Property Type: Apartment

Agent Comments



14/28 Fulton St ST KILDA EAST 3183 (REI)

2 1 1

Price: $485,000
Method: Sold Before Auction
Date: 28/03/2023
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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