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	44/151 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between $600,000 & $640,000

Median sale price

Median price $590,000 Property Type Unit Suburb St Kilda

Period - From 01/07/2020 to 30/06/2021 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	11/22 Mitford St ST KILDA 3182	$636,000	09/10/2021
2	8/23 Park St ST KILDA WEST 3182	$629,000	01/10/2021
3	2/19-21 Dalgety St ST KILDA 3182	$607,000	03/08/2021

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: 11/10/2021 15:35

44/151 Fitzroy Street, St Kilda Vic 3182



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$600,000 - $640,000
Median Unit Price
Year ending June 2021: $590,000

Comparable Properties



11/22 Mitford St ST KILDA 3182 (REI)

2 1 1

Price: $636,000
Method: Auction Sale
Date: 09/10/2021
Property Type: Unit

Agent Comments



8/23 Park St ST KILDA WEST 3182 (REI)

2 1 1

Price: $629,000
Method: Private Sale
Date: 01/10/2021
Property Type: Unit
Land Size: 668 sqm approx

Agent Comments



2/19-21 Dalgety St ST KILDA 3182 (REI)

2 1 1

Price: $607,000
Method: Sold Before Auction
Date: 03/08/2021
Rooms: 3
Property Type: Apartment

Agent Comments

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

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