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	22/38 Fitzroy Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Dec 2020	to	30 Nov 2021	Source	Corelogic

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 6 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
7/89-89C Fitzroy Street St Kilda VIC 3182	$630,000	05-Oct-21
28/145 Fitzroy Street St Kilda VIC 3182	$680,100	08-Oct-21
9/74 Barkly Street St Kilda VIC 3182	$605,000	15-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 01 December 2021

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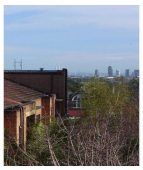


7/89-89C Fitzroy Street St Kilda VIC 3182

1 1 1

Sold Price **$630,000** Sold Date **05-Oct-21**

Distance **0.11km**



28/145 Fitzroy Street St Kilda VIC 3182

1 1 1

Sold Price RS **$680,100** Sold Date **08-Oct-21**

Distance **0.27km**



9/74 Barkly Street St Kilda VIC 3182

1 1 -

Sold Price RS **$605,000** Sold Date **15-Sep-21**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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