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	405/181 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Range between $820,000 & $860,000

Median sale price

Median price $632,500 Property Type Unit Suburb St Kilda

Period - From 01/04/2021 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	68/151 Fitzroy St ST KILDA 3182	$835,000	05/06/2021
2	54/151 Fitzroy St ST KILDA 3182	$835,000	05/06/2021
3	10/20 Tennyson St ST KILDA 3182	$820,000	31/08/2021

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: 13/10/2021 16:46

405/181 Fitzroy Street, St Kilda Vic 3182

Dean Lang
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2 2 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$820,000 - $860,000
Median Unit Price
June quarter 2021: $632,500

Comparable Properties

68/151 Fitzroy St ST KILDA 3182 (VG)

3 - -

Price: $835,000
Method: Sale
Date: 05/06/2021
Property Type: Strata Flat - Single OYO Flat

Agent Comments



54/151 Fitzroy St ST KILDA 3182 (REI)

3 1 2

Price: $835,000
Method: Auction Sale
Date: 05/06/2021
Property Type: Townhouse (Res)

Agent Comments



10/20 Tennyson St ST KILDA 3182 (REI)

2 2 1

Price: $820,000
Method: Private Sale
Date: 31/08/2021
Property Type: Apartment

Agent Comments

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