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	14/89 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

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

Single price $480,000

Median sale price

Median price $555,500 Property Type Unit Suburb St Kilda

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	409/7 Greeves St ST KILDA 3182	$500,000	31/01/2023
2	3/72 Westbury St ST KILDA EAST 3183	$495,000	28/11/2022
3	5/4 Hartpury Av ELWOOD 3184	$485,000	26/01/2023

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: 02/03/2023 15:38

14/89 Fitzroy Street, St Kilda Vic 3182



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000
Median Unit Price
December quarter 2022: $555,500

Comparable Properties



409/7 Greeves St ST KILDA 3182 (REI)

2 1 1

Price: $500,000
Method: Private Sale
Date: 31/01/2023
Property Type: Apartment

Agent Comments



3/72 Westbury St ST KILDA EAST 3183 (REI/VG)

2 1 1

Price: $495,000
Method: Private Sale
Date: 28/11/2022
Property Type: Apartment

Agent Comments



5/4 Hartpury Av ELWOOD 3184 (REI)

2 1 1

Price: $485,000
Method: Private Sale
Date: 26/01/2023
Property Type: Apartment

Agent Comments

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

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