

## 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

9/145 Fitzroy Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$770,000

#### Median sale price

Median price \$520,000

House

Unit

X

Suburb

St Kilda

Period - From 01/04/2018

to 31/03/2019

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	14/34 Mitford St ELWOOD 3184	\$830,500	25/05/2019
2	2/362 Carlisle St BALACLAVA 3183	\$780,000	28/04/2019
3	16/133-135 Fitzroy St ST KILDA 3182	\$725,000	21/05/2019

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.

Andrew Duffy  
+ 61 3 9534 8014  
+ 61 427 853 034  
andrew@whiting.com.au



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$770,000  
**Median Unit Price**  
Year ending March 2019: \$520,000

## Comparable Properties



14/34 Mitford St ELWOOD 3184 (REI)



**Agent Comments**

superior

**Price:** \$830,500  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Rooms:** -  
**Property Type:** Apartment



2/362 Carlisle St BALACLAVA 3183 (REI)



**Agent Comments**

**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 28/04/2019  
**Rooms:** -  
**Property Type:** Apartment



16/133-135 Fitzroy St ST KILDA 3182 (REI)



**Agent Comments**

**Price:** \$725,000  
**Method:** Sold Before Auction  
**Date:** 21/05/2019  
**Rooms:** -  
**Property Type:** Apartment