

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 223/163 Fitzroy Street, St Kilda, VIC 3182

Indicative selling price

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

Price Range \$350,000 & \$385,000

Median sale price

Median price \$550,000 Property Type Apartment Suburb St Kilda (3182)

Period - From 25/12/2019 to 23/12/2020 Source PDOL

Comparable property sales

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
10/25 BRIGHTON ROAD, ST KILDA VIC 3182	\$380,000	13/10/2020
2/12 FITZROY STREET, ST KILDA VIC 3182	\$360,000	28/07/2020
19/193 FITZROY STREET, ST KILDA VIC 3182	\$355,000	25/10/2020

This Statement of Information was prepared on: 23/12/2020