## 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

301/34 Fitzroy Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,850,000		&		\$3,050,000			
Median sale pr	rice							
Median price	\$1,707,500	Pro	operty Type	Ηοι	ISE		Suburb	St Kilda
Period - From	01/10/2023	to	31/12/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	501/129 Fitzroy St ST KILDA 3182	\$3,000,000	04/10/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

29/01/2024 11:28







**Property Type:** Agent Comments Indicative Selling Price \$2,850,000 - \$3,050,000 Median House Price December quarter 2023: \$1,707,500

# **Comparable Properties**



501/129 Fitzroy St ST KILDA 3182 (REI)



Price: \$3,000,000 Method: Private Sale Date: 04/10/2023 Property Type: Apartment Agent Comments

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.

Account - Marshall White | P: 03 9822 9999





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