

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

1/91 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$530,000 & \$550,000

Median sale price

Median price \$572,500 Property Type Unit Suburb St Kilda

Period - From 01/10/2019 to 30/09/2020 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	22/62 Wellington St ST KILDA 3182	\$520,000	11/07/2020
2	25/64 Fitzroy St ST KILDA 3182	\$506,000	15/10/2020
3	22/64 Fitzroy St ST KILDA 3182	\$499,100	14/10/2020

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:

16/11/2020 17:19

1/91 Wellington Street, St Kilda Vic 3182

THE AGENCY

Brendan Walker

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Indicative Selling Price

\$530,000 - \$550,000

Median Unit Price

Year ending September 2020: \$572,500



Property Type: Subdivided Flat -
Single OYO Flat

Agent Comments

Comparable Properties



22/62 Wellington St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$520,000

Method: Auction Sale

Date: 11/07/2020

Property Type: Apartment



25/64 Fitzroy St ST KILDA 3182 (VG)

Agent Comments



Price: \$506,000

Method: Sale

Date: 15/10/2020

Property Type: Subdivided Flat - Single OYO
Flat



22/64 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$499,100

Method: Private Sale

Date: 14/10/2020

Property Type: Apartment

Account - The Agency Albert Park | P: 03 8578 0388



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.