

## 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

403/35 Wellington 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

### 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 6 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

303/35 Wellington Street St Kilda VIC 3182	\$737,000	24-Dec-20
401/35 Wellington Street St Kilda VIC 3182	\$930,000	01-May-21
39/167 Fitzroy Street St Kilda VIC 3182	\$880,000	11-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 19 June 2021



**303/35 Wellington Street St Kilda  
VIC 3182**

2 2 1

Sold Price

**\$737,000**

Sold Date **24-Dec-20**

Distance

-



**401/35 Wellington Street St Kilda  
VIC 3182**

2 2 2

Sold Price

<sup>RS</sup> **\$930,000**

Sold Date **01-May-21**

Distance

-



**39/167 Fitzroy Street St Kilda VIC  
3182**

2 2 1

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date **11-Jun-21**

Distance

**0.5km**



**601/82 Queens Road Melbourne  
VIC 3004**

2 2 1

Sold Price

**\$765,000**

Sold Date **13-Jan-21**

Distance

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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