

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

5/91 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$1,415,250 Property Type House Suburb St Kilda

Period - From 24/05/2020 to 23/05/2021 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	7/44 Wellington St ST KILDA 3182	\$715,000	24/04/2021
2	3/88 Wellington St ST KILDA 3182	\$671,000	08/05/2021
3	12/9 Eildon Rd ST KILDA 3182	\$667,000	25/04/2021

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:

24/05/2021 12:36



Property Type: Apartment

Agent Comments

Comparable Properties



7/44 Wellington St ST KILDA 3182 (REI)

Agent Comments



Price: \$715,000

Method: Auction Sale

Date: 24/04/2021

Property Type: Apartment



3/88 Wellington St ST KILDA 3182 (REI)

Agent Comments



Price: \$671,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Apartment



12/9 Eildon Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$667,000

Method: Private Sale

Date: 25/04/2021

Property Type: Apartment