

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

401/55 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$593,250 Property Type Unit Suburb St Kilda

Period - From 01/10/2020 to 31/12/2020 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		
2		
3		

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: 13/04/2021 16:46

401/55 Wellington Street, St Kilda Vic 3182

THE AGENCY

Jesse Raeburn

03 8578 0388

0429 193 978

jesseraeburn@theagency.com.au

Indicative Selling Price

\$3,200,000 - \$3,500,000

Median Unit Price

December quarter 2020: \$593,250



 4  3  3

Property Type: Apartment

Agent Comments

'Holly' Penthouse. An undoubted tour de force when it comes to St Kilda apartment living offering exquisite attention to detail, full automation, and 360 degree views from the amazing rooftop terrace, this unmissable 4 bedroom + study, 3.5 bathroom penthouse is utterly unforgettable.

Comparable Properties

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 - The Agency Port Phillip | P: 03 8578 0388