Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	35a/69 Wellington Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$529,000	Pro	perty Type	Jnit		Suburb	St Kilda
Period - From	01/10/2023	to	30/09/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	5/212 Alma Rd ST KILDA EAST 3183	\$750,000	06/10/2024
2	2/2 Pilley St ST KILDA EAST 3183	\$815,000	19/07/2024
3	40/250 Dandenong Rd ST KILDA EAST 3183	\$800,000	15/06/2024

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:	06/11/2024 13:55



Date of sale









Property Type: Apartment Agent Comments

Chisholm&Gamon

Torsten Kasper 03 9531 1245 0428 454 181 torsten@chisholmgamon.com.au

Indicative Selling Price \$750,000 - \$810,000 **Median Unit Price** Year ending September 2024: \$529,000

Comparable Properties



5/212 Alma Rd ST KILDA EAST 3183 (REI)





Price: \$750,000 Method: Private Sale Date: 06/10/2024

Property Type: Apartment

Agent Comments



2/2 Pilley St ST KILDA EAST 3183 (REI)

Price: \$815,000 Method: Private Sale Date: 19/07/2024





Property Type: Apartment

Agent Comments



40/250 Dandenong Rd ST KILDA EAST 3183

(REI)

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Price: \$800,000 Method: Auction Sale

Property Type: Apartment

Date: 15/06/2024

Agent Comments

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748





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