

#### 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	14/69 Wellington Street, St Kilda Vic 3182

#### Indicative selling price

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

Range between	\$590,000	&	\$640,000
Trailige Detween	φ390,000	α	φ040,000

#### Median sale price

Median price	\$540,000	Hou	se	Unit	Х	Suburb	St Kilda
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

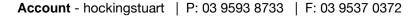
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	102/356 Carlisle St ST KILDA 3182	\$640,000	18/11/2018
2	4/8 Westbury St ST KILDA EAST 3183	\$597,500	15/09/2018
3	3/81 Westbury St ST KILDA EAST 3183	\$596,000	17/11/2018

#### 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.







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## hockingstuart





Rooms:

**Property Type:** Apartment **Land Size:** 1155.43 sqm approx

**Agent Comments** 

Indicative Selling Price \$590,000 - \$640,000 Median Unit Price

Year ending September 2018: \$540,000

### Comparable Properties



102/356 Carlisle St ST KILDA 3182 (REI)

2

**—** 

**Price:** \$640,000 **Method:** Auction Sale **Date:** 18/11/2018

Rooms: 3

Property Type: Apartment

**Agent Comments** 

**Agent Comments** 



4/8 Westbury St ST KILDA EAST 3183 (REI/VG) Agent Comments

**-**2

-



Price: \$597,500 Method: Auction Sale Date: 15/09/2018

Rooms: -

Property Type: Apartment



3/81 Westbury St ST KILDA EAST 3183 (REI)

Price: \$596,000 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: Apartment

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