

# 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

17/62 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)

Range between

\$585,000

&

\$640,000

### Median sale price

Median price

\$595,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2019

to

31/12/2019

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	512/582 St Kilda Rd MELBOURNE 3004	\$596,000	07/12/2019
2	33/82 Park St ST KILDA WEST 3182	\$595,000	30/11/2019
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:

06/02/2020 13:12



**Property Type:** Apartment

**Land Size:** 120m2 with courtyards  
sqm approx

Agent Comments

## Comparable Properties



**512/582 St Kilda Rd MELBOURNE 3004 (REI)**

Agent Comments



**Price:** \$596,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** Apartment



**33/82 Park St ST KILDA WEST 3182 (REI)**

Agent Comments



**Price:** \$595,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Rooms:** 2

**Property Type:** Apartment

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.