

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

303/35 Wellington Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 6 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

102/55 Wellington Street St Kilda VIC 3182	\$780,000	01-Jun-20
308/10 Hillingdon Place Prahran VIC 3181	\$760,000	11-Nov-20
7/15 Cromwell Road South Yarra VIC 3141	\$840,000	10-Jun-20

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 6 months.~~

This Statement of Information was prepared on: 12 December 2020



**102/55 Wellington Street St Kilda
VIC 3182**

2 2 1

Sold Price

\$780,000

Sold Date

01-Jun-20

Distance

0.09km



**308/10 Hillingdon Place Prahran
VIC 3181**

2 2 1

Sold Price

^{RS} **\$760,000**

Sold Date

11-Nov-20

Distance

0.97km



**7/15 Cromwell Road South Yarra
VIC 3141**

2 2 1

Sold Price

\$840,000

Sold Date

10-Jun-20

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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