

Gwilson@wilsonagents.com.au

0418 315 645

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

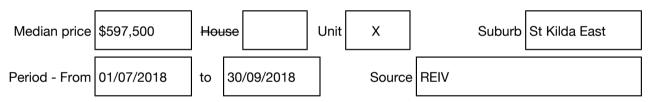
SS 2/4 Celeste Court, St Kilda East Vic 3183 d le

Indicative selling price

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

Range between	\$595,000	&	\$654,500	
---------------	-----------	---	-----------	--

Median sale price



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	7/6 Hughenden Rd ST KILDA EAST 3183	\$651,500	12/11/2018
2	12A/340 Dandenong Rd ST KILDA EAST 3183	\$625,000	23/09/2018
3	12/24 Hughenden Rd ST KILDA EAST 3183	\$600,000	30/06/2018

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.

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765

propertydata

Generated: 20/11/2018 16:49

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



9525 4166 0418 315 645



Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$595,000 - \$654,500 Median Unit Price September quarter 2018: \$597,500

Gwilson@wilsonagents.com.au

Located in this boutique block of six, this home is sure to impress with its expansive open plan living and dining, chef's kitchen with gas cooking and an abundance of storage, queen-sized bedrooms, polished floorboards, high ceilings, study nook and north-facing covered balcony.

Comparable Properties



7/6 Hughenden Rd ST KILDA EAST 3183 (REI) Agent Comments

D 1



Price: \$651,500 Method: Sold Before Auction Date: 12/11/2018 Rooms: -Property Type: Apartment



12A/340 Dandenong Rd ST KILDA EAST 3183 Agent Comments (REI)



Price: \$625,000 Method: Auction Sale Date: 23/09/2018 Rooms: -Property Type: Apartment



12/24 Hughenden Rd ST KILDA EAST 3183 (REI/VG)



Price: \$600,000 Method: Auction Sale Date: 30/06/2018 Rooms: 4 Property Type: Apartment Agent Comments

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765

propertydata

Generated: 20/11/2018 16:49

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

