

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

15/26 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$450,000

&

\$475,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2020

to

31/12/2020

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	124/135 Inkerman St, St Kilda, Vic 3182, Australia	\$470,500	14/01/2021
2	32/62 Wellington St ST KILDA 3182	\$485,000	29/10/2020
3	116/74 Queens Rd MELBOURNE 3004	\$480,000	12/02/2021

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:

29/03/2021 09:29



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$475,000

Median Unit Price

Year ending December 2020: \$570,000

Comparable Properties

124/135 Inkerman St, St Kilda, Vic 3182, Australia (REI)

Agent Comments

 2  1  1

Price: \$470,500

Method:

Date: 14/01/2021

Property Type: Apartment



32/62 Wellington St ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$485,000

Method: Private Sale

Date: 29/10/2020

Property Type: Apartment



116/74 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 2  1  1

Price: \$480,000

Method: Private Sale

Date: 12/02/2021

Property Type: Apartment