Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	4/11 Wimmera Place, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$670,000 & \$730,000	Range between	\$670,000	&	\$730,000
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Median sale price

Median price	\$558,000	Pro	perty Type U	nit		Suburb	St Kilda
Period - From	01/04/2019	to	31/03/2020	Sc	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	3/6 Southey St ELWOOD 3184	\$720,000	22/02/2020
2	5/1a Dickens St ELWOOD 3184	\$700,000	01/03/2020
3	9/66 Westbury St ST KILDA EAST 3183	\$680,000	03/05/2020

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.

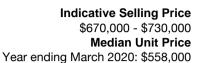
This Statement of Information was prepared on:	16/06/2020 11:10



Date of sale



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Property Type: Flat

Agent Comments

Comparable Properties



3/6 Southey St ELWOOD 3184 (REI/VG)

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Price: \$720,000 Method: Auction Sale Date: 22/02/2020

Property Type: Apartment Land Size: 482 sqm approx Agent Comments



5/1a Dickens St ELWOOD 3184 (REI/VG)





Price: \$700.000

Method: Sold After Auction

Date: 01/03/2020

Property Type: Apartment

Agent Comments

Agent Comments

9/66 Westbury St ST KILDA EAST 3183 (REI)

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Price: \$680,000

Method: Sold Before Auction

Date: 03/05/2020 Rooms: 5

Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



