

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

5/95 Wellington Street, St Kilda Vic 3182

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000

&

\$800,000

Median sale price

Median price \$540,000

House

Unit

X

Suburb

St Kilda

Period - From 01/10/2017

to

31/12/2017

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	G11/12-14 Dickens St ELWOOD 3184	\$800,000	15/09/2017
2	LG01/k6 High St WINDSOR 3181	\$785,000	19/09/2017
3	3/69a Westbury St ST KILDA EAST 3183	\$750,000	13/09/2017

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



G11/12-14 Dickens St ELWOOD 3184 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 15/09/2017

Rooms: -

Property Type: Apartment



LG01/k6 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 19/09/2017

Rooms: -

Property Type: Apartment



3/69a Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$750,000

Method: Sold Before Auction

Date: 13/09/2017

Rooms: 3

Property Type: Apartment