

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	15/39 Wellington Street, St Kilda Vic 3182
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Indicative selling price

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

Single price	\$650,000
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Median sale price

Median price	\$555,000	House		Unit	X	Suburb	St Kilda
Period - From	01/07/2017	to	30/06/2018	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	1/40 Burnett St ST KILDA 3182	\$660,000	29/06/2018
2	3/50 Dalgety St ST KILDA 3182	\$631,000	21/04/2018
3	35/41 Chapel St ST KILDA 3182	\$624,000	25/08/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$650,000

Median Unit Price
Year ending June 2018: \$555,000

Comparable Properties



1/40 Burnett St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$660,000
Method: Private Sale
Date: 29/06/2018
Rooms: -
Property Type: Apartment
Land Size: 485 sqm approx



3/50 Dalgety St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$631,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: Apartment



35/41 Chapel St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$624,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: Apartment