

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

4/44 WELLINGTON STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

4/5 ROBERTSON AVENUE ST KILDA VIC 3182	\$630,000	15-Jun-24
2/14A CHAPEL STREET ST KILDA VIC 3182	\$725,000	31-May-24
15/10A MITFORD STREET ST KILDA VIC 3182	\$635,000	08-May-24

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 6 months.~~

This Statement of Information was prepared on: 10 October 2024

**4/5 ROBERTSON AVENUE ST
KILDA VIC 3182**

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Sold Price **\$630,000** Sold Date **15-Jun-24**Distance **0.04km****2/14A CHAPEL STREET ST KILDA
VIC 3182**

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Sold Price **\$725,000** Sold Date **31-May-24**Distance **0.85km****15/10A MITFORD STREET ST KILDA
VIC 3182**

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Sold Price **\$635,000** Sold Date **08-May-24**Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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