

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

3/26 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2021

to

30/09/2021

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	11/170 St Kilda Rd ST KILDA 3182	\$530,000	19/10/2021
2	2/9 Lambeth PI ST KILDA 3182	\$522,000	27/11/2021
3	407/135 Inkerman St ST KILDA 3182	\$520,000	24/11/2021

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:

02/12/2021 13:48



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

September quarter 2021: \$565,000

Comparable Properties



11/170 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$530,000

Method: Private Sale

Date: 19/10/2021

Property Type: Apartment



2/9 Lambeth Pl ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$522,000

Method: Auction Sale

Date: 27/11/2021

Property Type: Apartment



407/135 Inkerman St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$520,000

Method: Private Sale

Date: 24/11/2021

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300