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# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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## Property offered for sale

Address  
Including suburb and  
postcode

8/39 Wellington Street, St Kilda VIC 3182

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$630,000 & \$690,000

## Median sale price

Median price \$530,000 \*House \*Unit X Suburb St Kilda

Period - From 01/07/2018 to 30/09/2018 Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
117/181 Fitzroy Street, St Kilda VIC 3182	\$730,000	19/06/2018
17/145 Fitzroy Street, St Kilda VIC 3182	\$693,000	18/09/2018
25/41 Chapel Street, St Kilda VIC 3182	\$624,000	25/08/2018