

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

46/62 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$561,300

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2020

to

30/09/2020

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	17/44 Waterloo Cr ST KILDA 3182	\$858,000	30/11/2020
2	19/352 Canterbury Rd ST KILDA WEST 3182	\$850,000	04/12/2020
3	510/480 St Kilda Rd MELBOURNE 3004	\$785,000	17/12/2020

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:

17/12/2020 18:42

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Indicative Selling Price

\$790,000 - \$840,000

Median Unit Price

September quarter 2020: \$561,300



 2  2  2

Property Type: Apartment

Agent Comments

Comparable Properties



17/44 Waterloo Cr ST KILDA 3182 (REI)

Agent Comments

 2  2  1

Price: \$858,000

Method: Private Sale

Date: 30/11/2020

Property Type: Apartment



19/352 Canterbury Rd ST KILDA WEST 3182 (REI)

Agent Comments

 2  2  2

Price: \$850,000

Method: Private Sale

Date: 04/12/2020

Property Type: Apartment



510/480 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 2  2  1

Price: \$785,000

Method: Private Sale

Date: 17/12/2020

Property Type: Apartment