

Claudio Perruzza
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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	212/11 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	\$499,000
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Median sale price

Median price	\$520,000	House		Unit	X	Suburb	St Kilda
Period - From	01/04/2018	to	31/03/2019	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	1004/470 St Kilda Rd MELBOURNE 3004	\$500,000	17/02/2019
2	17/128-140 Chapel St ST KILDA 3182	\$493,000	03/05/2019
3	510/15 Clifton St PRAHRAN 3181	\$470,000	11/04/2019

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

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Indicative Selling Price
\$499,000
Median Unit Price
Year ending March 2019: \$520,000

Comparable Properties



1004/470 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

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Price: \$500,000
Method: Private Sale
Date: 17/02/2019
Rooms: -
Property Type: Apartment

17/128-140 Chapel St ST KILDA 3182 (REI)

Agent Comments

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Price: \$493,000
Method: Private Sale
Date: 03/05/2019
Rooms: -
Property Type: Apartment



510/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$470,000
Method: Private Sale
Date: 11/04/2019
Rooms: 4
Property Type: Apartment