

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

18 Wilgah Street, St Kilda East Vic 3183

Indicative selling price

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

Single price \$1,920,000

Median sale price

Median price \$1,531,000

Property Type House

Suburb St Kilda East

Period - From 01/01/2020

to 31/12/2020

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	2 Dean Av ST KILDA EAST 3183	\$1,900,000	20/11/2020
2	44 Clarke St PRAHRAN 3181	\$1,855,000	19/06/2020
3	10 Loch Av ST KILDA EAST 3183	\$1,800,000	09/07/2020

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:

22/02/2021 09:24



3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,920,000

Median House Price

Year ending December 2020: \$1,531,000

Comparable Properties



2 Dean Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 2 1

Price: \$1,900,000

Method: Sold Before Auction

Date: 20/11/2020

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 302 sqm approx



44 Clarke St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,855,000

Method: Auction Sale

Date: 19/06/2020

Property Type: House (Res)

Land Size: 196 sqm approx

10 Loch Av ST KILDA EAST 3183 (VG)

Agent Comments

3 - -

Price: \$1,800,000

Method: Sale

Date: 09/07/2020

Property Type: House (Res)

Land Size: 650 sqm approx