

Marcus Hall 9520 9000 0433046303

mhall@bigginscott.com.au

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

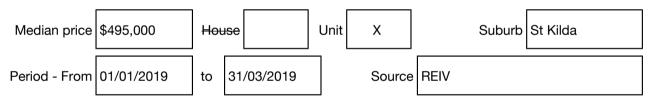
102/115 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$359,000

Median sale price



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	19/82 Westbury St ST KILDA EAST 3183	\$351,000	15/06/2019
2	10/15 Cardigan St ST KILDA EAST 3183	\$350,000	12/06/2019
3	8/91 Grosvenor St BALACLAVA 3183	\$350,000	27/04/2019

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

propertydata

Generated: 20/06/2019 14:03

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

WE DELIVER ... Biggin Scott





Rooms: Property Type: Strata Unit/Flat Agent Comments

Marcus Hall 9520 9000 0433046303 mhall@bigginscott.com.au

Indicative Selling Price \$359,000 **Median Unit Price** March quarter 2019: \$495,000

Comparable Properties



19/82 Westbury St ST KILDA EAST 3183 (REI) Agent Comments **x** 1



Price: \$351,000 Method: Auction Sale Date: 15/06/2019 Rooms: -Property Type: Apartment



10/15 Cardigan St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$350,000 Method: Private Sale Date: 12/06/2019 Rooms: -Property Type: Apartment



8/91 Grosvenor St BALACLAVA 3183 (REI)

1

Agent Comments

Method: Private Sale Date: 27/04/2019 Rooms: -Property Type: Apartment

L 1

Price: \$350,000

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140

propertydata

Generated: 20/06/2019 14:03

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

