

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

Median price \$495,000 House Unit X Suburb St Kilda

Period - From 01/01/2019 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	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.

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Indicative Selling Price

\$359,000

Median Unit Price

March quarter 2019: \$495,000



1 bed 1 bath 1 car

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



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

1 bed 1 bath 1 car

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**

1 bed 1 bath 1 car

Price: \$350,000

Method: Private Sale

Date: 12/06/2019

Rooms: -

Property Type: Apartment



8/91 Grosvenor St BALACLAVA 3183 (REI) **Agent Comments**

1 bed 1 bath 1 car

Price: \$350,000

Method: Private Sale

Date: 27/04/2019

Rooms: -

Property Type: Apartment