

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 2/95 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$555,000

Median sale price

Median price \$518,750 House Unit X Suburb St Kilda

Period - From 01/04/2017 to 30/06/2017 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	25/5 Dickens St ELWOOD 3184	\$559,000	12/08/2017
2	9/10 Carlisle St ST KILDA 3182	\$550,000	20/07/2017
3	2/2 King St PRAHRAN 3181	\$535,000	10/07/2017

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



25/5 Dickens St ELWOOD 3184 (REI)

Agent Comments



Price: \$559,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 2

Property Type: Apartment



9/10 Carlisle St ST KILDA 3182 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 20/07/2017

Rooms: 2

Property Type: Apartment



2/2 King St PRAHRAN 3181 (REI)

Agent Comments



Price: \$535,000

Method: Sold Before Auction

Date: 10/07/2017

Rooms: -

Property Type: Apartment