

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 5/95 Wellington Street, St Kilda Vic 3182

Indicative selling price

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

Single price \$855,000

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	11/88 Alexandra St ST KILDA EAST 3183	\$895,000	03/09/2017
2	G15/12-14 Dickens St ELWOOD 3184	\$880,000	03/06/2017
3	35a Alexandra St ST KILDA EAST 3183	\$870,000	20/08/2017

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.



 2  1.5  1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



11/88 Alexandra St ST KILDA EAST 3183 (REI) Agent Comments

 2  2  1

Price: \$895,000

Method: Sold Before Auction

Date: 03/09/2017

Rooms: 5

Property Type: Apartment



G15/12-14 Dickens St ELWOOD 3184 (REI) Agent Comments

 2  2  1

Price: \$880,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: Apartment



35a Alexandra St ST KILDA EAST 3183 (REI) Agent Comments

 2  1  1

Price: \$870,000

Method: Auction Sale

Date: 20/08/2017

Rooms: 3

Property Type: Unit