

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
Indicative selling price

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

 Single price
Median sale price

 Median price House Unit Suburb

 Period - From to Source
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	1/91 Wellington St ST KILDA 3182	\$501,000	10/11/2017
2	11D/12 Marine Pde ST KILDA 3182	\$495,000	10/11/2017
3	2/95 Wellington St ST KILDA 3182	\$491,000	09/12/2017

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

1/91 Wellington St ST KILDA 3182 (VG)

Agent Comments



Price: \$501,000

Method: Sale

Date: 10/11/2017

Rooms: -

Property Type: Subdivided Flat - Single OYO Flat



11D/12 Marine Pde ST KILDA 3182 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 10/11/2017

Rooms: 2

Property Type: Apartment



2/95 Wellington St ST KILDA 3182 (REI)

Agent Comments



Price: \$491,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Apartment