

# 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

1/119-125 Wellington Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$572,500 Property Type Unit Suburb St Kilda

Period - From 01/10/2019 to 30/09/2020 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	1/93 Carlisle St ST KILDA 3182	\$747,500	09/11/2020
2	108/63 Acland St ST KILDA 3182	\$740,000	16/06/2020
3	14/340 Dandenong Rd ST KILDA EAST 3183	\$715,000	31/10/2020

**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.~~

This Statement of Information was prepared on: 13/11/2020 14:33



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
Year ending September 2020: \$572,500

## Comparable Properties



1/93 Carlisle St ST KILDA 3182 (REI)

Agent Comments



**Price:** \$747,500  
**Method:** Private Sale  
**Date:** 09/11/2020  
**Property Type:** Apartment



108/63 Acland St ST KILDA 3182 (REI/VG)

Agent Comments



**Price:** \$740,000  
**Method:** Sold Before Auction  
**Date:** 16/06/2020  
**Property Type:** Apartment



14/340 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments



**Price:** \$715,000  
**Method:** Auction Sale  
**Date:** 31/10/2020  
**Property Type:** Apartment