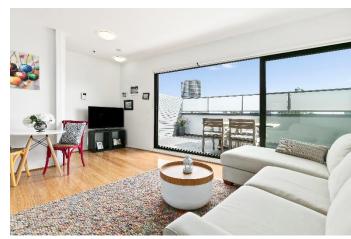


631-633 Nicholson Street Carlton North Victoria 3054 PO Box 1036 Carlton Victoria 3053 Office +613 9344 1000

woodards.com.au

205/60 Wellington Street, St Kilda Vic 3182



1 Bed 1 Bath 1 Car Property Type: Apartment

Indicative Selling Price \$390,000 - \$420,000 Median Unit Price Year ending June 2017: \$502,000

Comparable Properties



204/163 Inkerman Street, St Kilda 3182 (REI)

1 Bed 1 Bath 1 Car Price: \$420,000

Method: Sold Before Auction

Date: 31/07/2017

Property Type: Apartment

Agent Comments: Inferior floorplan, similar building



11/38 Fitzroy Street, St Kilda 3182 (REI)

1 Bed 1 Bath 1 Car Price: \$416,100 Method: Private Sale Date: 7/06/2017

Property Type: Apartment

Agent Comments: Similar apartment, inferior location



3/244 Barkly Street, St Kilda 3182 (REI)

1 Bed 1 Bath 1 Car Price: \$390,000 Method: Private Sale Date: 11/05/2017

Property Type: Apartment

Agent Comments: Inferior size and building, renovated

throughout

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

roperty offered for suic				
Address				
Including suburb or	205/60 Wellington Street, St Kilda Vic 3182			
locality and postcode				

Indicative selling price

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

1	<u> </u>			
Range between	\$390,000	&	\$420,000	
1				
Median sale p	rice			
-	price \$502,000	unit X	Subur or localit	b St Kilda
Period - I	From 01/07/2016	to 30/06/201	17 Source	e REIV

Comparable property sales

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
204/163 Inkerman Street, St Kilda 3182	\$420,000	31/07/2017
11/38 Fitzroy Street, St Kilda 3182	\$416,100	07/06/2017
3/244 Barkly Street, St Kilda 3182	\$390,000	11/05/2017

