

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

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

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$502,000 unit X Suburb or locality St Kilda
Period - From 01/07/2016 to 30/06/2017 Source 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