

0418 315 645 Gwilson@wilsonagents.com.au

### 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

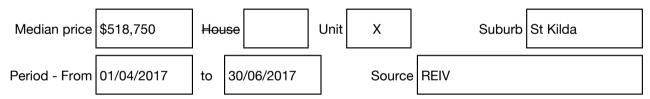
5/95 Wellington Street, St Kilda Vic 3182

#### Indicative selling price

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

Single price \$855,000

#### Median sale price



#### 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Apartment Agent Comments 9525 4166 0418 315 645 Gwilson@wilsonagents.com.au

> Indicative Selling Price \$855,000 Median Unit Price June quarter 2017: \$518,750

# Comparable Properties



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



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



Price: \$880,000 Method: Auction Sale Date: 03/06/2017 Rooms: -Property Type: Apartment



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

Price: \$870,000 Method: Auction Sale Date: 20/08/2017 Rooms: 3 Property Type: Unit

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