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

22 Wordsworth Street, St Kilda Vic 3182

Indicative selling price

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

Range between | $2,400,000 | & | $2,600,000

Median sale price

| Median price | $1,570,000 | Property Type | House | Suburb | St Kilda |

| Period - From | 01/04/2023 | to | 31/03/2024 | 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 Alfred Sq ST KILDA 3182	$2,530,000	31/01/2024
2	26 Rothesay Av ELWOOD 3184	$2,445,000	02/03/2024
3	23 Kendall St ELWOOD 3184	$2,400,000	27/03/2024

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: | 01/05/2024 17:03

JellisCraig

Sam Hobbs
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Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending March 2024: $1,570,000

🛏 4   🛁 -   🚗

Property Type: House (Res)
Land Size: 408 sqm approx

Agent Comments

Comparable Properties

1 Alfred Sq ST KILDA 3182 (REI)

🛏 4   🛁 2   🚗 1

Price: $2,530,000
Method: Private Sale
Date: 31/01/2024
Property Type: House

Agent Comments

26 Rothesay Av ELWOOD 3184 (REI)

🛏 3   🛁 1   🚗 2

Price: $2,445,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 440 sqm approx

Agent Comments

23 Kendall St ELWOOD 3184 (REI)

🛏 4   🛁 2   🚗 -

Price: $2,400,000
Method: Expression of Interest
Date: 27/03/2024
Property Type: House
Land Size: 390 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393