

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

6/45 WELLINGTON STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

11/13 ESPLANADE ST KILDA VIC 3182	\$495,000	04-May-24
3/40 BURNETT STREET ST KILDA VIC 3182	\$595,000	30-Apr-24
5/62 WELLINGTON STREET ST KILDA VIC 3182	\$497,000	13-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 31 May 2024

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11/13 ESPLANADE ST KILDA VIC 3182

 1  1  1

Sold Price ^{RS} **\$495,000** ^{UN} Sold Date **04-May-24**

Distance **1.41km**



3/40 BURNETT STREET ST KILDA VIC 3182

 1  1  1

Sold Price ^{RS} **\$595,000** Sold Date **30-Apr-24**

Distance **0.56km**



5/62 WELLINGTON STREET ST KILDA VIC 3182

 1  1  1

Sold Price **\$497,000** Sold Date **13-Jan-24**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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