

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

7/82 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 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

12/8 CHARNWOOD GROVE ST KILDA VIC 3182	\$390,000	07-Feb-24
2/2 MARRIOTT STREET ST KILDA VIC 3182	\$399,990	15-Feb-24
7/31 CHARNWOOD ROAD ST KILDA VIC 3182	\$408,000	13-Feb-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: 08 July 2024

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**12/8 CHARNWOOD GROVE ST
 KILDA VIC 3182**

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Sold Price **\$390,000** Sold Date **07-Feb-24**

Distance **0.36km**

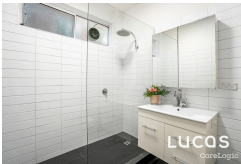


**2/2 MARRIOTT STREET ST KILDA
 VIC 3182**

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Sold Price **\$399,990** Sold Date **15-Feb-24**

Distance **0.63km**



**7/31 CHARNWOOD ROAD ST
 KILDA VIC 3182**

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Sold Price **\$408,000** Sold Date **13-Feb-24**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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