

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2023

to

31 Aug 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
2/5 WOONSOCKET COURT ST KILDA VIC 3182	\$501,500	02-Aug-24
29/167 FITZROY STREET ST KILDA VIC 3182	\$460,000	06-Jun-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: 11 September 2024

Sales Avant

M 0481868298

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**11/13 ESPLANADE ST KILDA VIC 3182**

 1  1  1

Sold Price

**\$495,000**

Sold Date **04-May-24**

Distance

**1.41km**



**2/5 WOONSOCKET COURT ST KILDA VIC 3182**

 1  1  1

Sold Price

<sup>RS</sup> **\$501,500**

Sold Date **02-Aug-24**

Distance

**0.4km**



**29/167 FITZROY STREET ST KILDA VIC 3182**

 1  1  1

Sold Price

**\$460,000**

Sold Date **06-Jun-24**

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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