



STATEMENT OF INFORMATION

306/13 WELLINGTON STREET, ST KILDA, VIC-3182

PREPARED BY RICKY WADHWA , PRESTIGE GROUP REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



306/13 WELLINGTON STREET, ST KILDA,

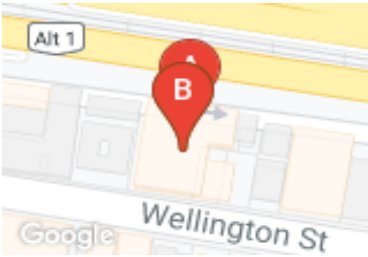
 2  2  1

Indicative Selling Price

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

Price Range: **\$590,000 to \$620,000**

MEDIAN SALE PRICE



ST KILDA, VIC, 3182

Suburb Median Sale Price (Unit)

\$550,101

01 January 2021 to 31 December 2021

Provided by: 

COMPARABLE PROPERTIES

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.



707/13 WELLINGTON ST, ST KILDA, VIC 3182

 2  2  1

Sale Price

\$625,000

Sale Date: 20/10/2021

Distance from Property: 10m



503/13 WELLINGTON ST, ST KILDA, VIC 3182

 2  2  1

Sale Price

\$650,000

Sale Date: 30/08/2021

Distance from Property: 0m



This report has been compiled on 11/02/2022 by Prestige Group Real Estate. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

306/13 WELLINGTON STREET, ST KILDA, VIC 3182

Indicative selling price

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

Price Range: \$590,000 to \$620,000

Median sale price

Median price

\$550,101

Property type

Unit

Suburb

ST KILDA

Period

01 January 2021 to 31 December 2021

Source



Comparable property sales

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.

Address of comparable property

Price

Date of sale

707/13 WELLINGTON ST, ST KILDA, VIC 3182	\$625,000	20/10/2021
503/13 WELLINGTON ST, ST KILDA, VIC 3182	\$650,000	30/08/2021

This Statement of Information was prepared on:

11/02/2022