

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

27/62 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2023

to

29 Feb 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

5/62 WELLINGTON STREET ST KILDA VIC 3182	\$497,000	09-Feb-24
10/174 PEEL STREET WINDSOR VIC 3181	\$490,000	11-Dec-23
30/126 CARLISLE STREET ST KILDA VIC 3182	\$496,000	06-Dec-23

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.~~

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**5/62 WELLINGTON STREET ST
 KILDA VIC 3182**

Sold Price

^{RS} **\$497,000**

Sold Date **09-Feb-24**

1 1 1

Distance **0km**



**10/174 PEEL STREET WINDSOR VIC
 3181**

Sold Price

\$490,000

Sold Date **11-Dec-23**

1 1 1

Distance **0.42km**



**30/126 CARLISLE STREET ST
 KILDA VIC 3182**

Sold Price

\$496,000

Sold Date **06-Dec-23**

1 1 1

Distance **1.16km**

RS = Recent sale **UN** = Undisclosed Sale

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