

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

15 Wordsworth Street, St Kilda Vic 3182

Indicative selling price

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

 Single price

\$3,100,000

Median sale price

 Median price

\$1,742,500

 House

X

 Unit

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 Suburb

St Kilda

 Period - From

01/10/2018

 to

31/12/2018

 Source

REIV

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 six 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
1	58 Park St ST KILDA WEST 3182	\$3,350,000	27/10/2018
2	20a Wordsworth St ST KILDA 3182	\$2,810,000	07/09/2018
3	329 Barkly St ELWOOD 3184	\$2,808,000	10/10/2018

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 six months.

Grace Le-Francke

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Indicative Selling Price

\$3,100,000

Median House Price

December quarter 2018: \$1,742,500



 3  3.5  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 326 sqm approx

Agent Comments

Brand new state of the art beach-side home!

Comparable Properties



58 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments

 3  2  1

Price: \$3,350,000

Method: Private Sale

Date: 27/10/2018

Rooms: -

Property Type: House

Land Size: 560 sqm approx



20a Wordsworth St ST KILDA 3182 (VG)

Agent Comments

 3  -  -

Price: \$2,810,000

Method: Sale

Date: 07/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 254 sqm approx



329 Barkly St ELWOOD 3184 (REI/VG)

Agent Comments

 4  2  1

Price: \$2,808,000

Method: Private Sale

Date: 10/10/2018

Rooms: 6

Property Type: House (Res)

Land Size: 390 sqm approx