

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

1/71 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$629,000

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/04/2022

to

30/06/2022

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	4/345 Orrong Rd ST KILDA EAST 3183	\$647,500	11/05/2022
2	4/14 Wrexham Rd WINDSOR 3181	\$641,500	25/06/2022
3	2/336 Dandenong Rd ST KILDA EAST 3183	\$611,300	31/05/2022

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.~~

This Statement of Information was prepared on:

25/08/2022 16:00



Property Type:
Agent Comments

Indicative Selling Price
\$629,000

Median Unit Price
June quarter 2022: \$665,000

Comparable Properties



4/345 Orrong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$647,500
Method: Sold Before Auction
Date: 11/05/2022
Property Type: Apartment



4/14 Wrexham Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$641,500
Method: Auction Sale
Date: 25/06/2022
Property Type: Apartment



2/336 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$611,300
Method: Sold Before Auction
Date: 31/05/2022
Property Type: Apartment