

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

2/111 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/07/2021

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	11/19 Ellesmere Rd WINDSOR 3181	\$330,000	11/03/2022
2	1/162a High St WINDSOR 3181	\$330,000	19/07/2022
3	208/129 Fitzroy St ST KILDA 3182	\$330,000	25/05/2022

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:

05/09/2022 14:33

2/111 Westbury Street, St Kilda East Vic 3183



Oren Flamm

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Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

Year ending June 2022: \$630,000



1 1 1

Rooms: 3

Property Type: Flat

Agent Comments

Comparable Properties



11/19 Ellesmere Rd WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$330,000

Method: Private Sale

Date: 11/03/2022

Property Type: Unit



1/162a High St WINDSOR 3181 (REI/VG)

Agent Comments

1 1 -

Price: \$330,000

Method: Private Sale

Date: 19/07/2022

Property Type: Apartment



208/129 Fitzroy St ST KILDA 3182 (VG)

Agent Comments

1 - -

Price: \$330,000

Method: Sale

Date: 25/05/2022

Property Type: Subdivided Flat - Single OYO Flat

Account - Hodges | P: 03 9533 0999 | F: 03 9533 0900



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