## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

2/111 Westbury Street, St Kilda East Vic 3183
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#### Indicative selling price

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

#### Median sale price

Median price	\$630,000	Pro	perty Type Un	it		Suburb	St Kilda East
Period - From	01/07/2021	to	30/06/2022	So	urce	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

Add	dress 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 comparableproperties 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
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9533 0999 0407 750 438 oflamm@hodgescaulfield.com.au

Indicative Selling Price \$300,000 - \$330,000 Median Unit Price Year ending June 2022: \$630,000

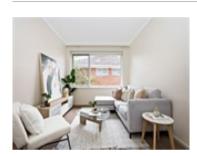




Rooms: 3

**Property Type:** Flat Agent Comments

# Comparable Properties



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

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**6** 

Agent Comments

Price: \$330,000 Method: Private Sale Date: 11/03/2022 Property Type: Unit



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

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**Price:** \$330,000 **Method:** Private Sale **Date:** 19/07/2022

Property Type: Apartment

**Agent Comments** 



208/129 Fitzroy St ST KILDA 3182 (VG)

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Price: \$330,000 Method: Sale

Date: 25/05/2022

Property Type: Subdivided Flat - Single OYO

Flat

Agent Comments

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



