

# 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

3/72 Westbury Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$600,000

### Median sale price\*

Median price

Property Type

Suburb

St Kilda East

Period - From

to

Source

### 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	4/169 Hotham St BALACLAVA 3183	\$635,000	17/03/2024
2	7/99 Grosvenor St BALACLAVA 3183	\$625,000	01/03/2024
3	5/11 Kooyong Rd CAULFIELD NORTH 3161	\$610,000	23/03/2024

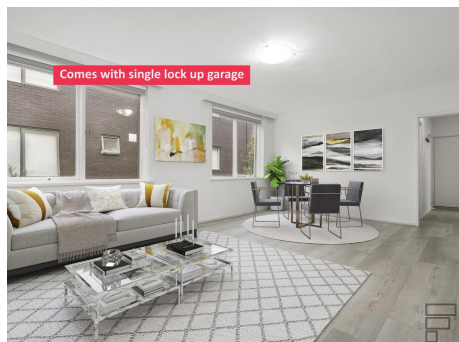
OR

~~**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:

02/04/2024 10:07

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$600,000  
**No median price available**

## Comparable Properties



**4/169 Hotham St BALACLAVA 3183 (REI)**

**Agent Comments**

2   1   1

**Price:** \$635,000  
**Method:** Auction Sale  
**Date:** 17/03/2024  
**Property Type:** Apartment



**7/99 Grosvenor St BALACLAVA 3183 (REI)**

**Agent Comments**

2   1   1

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 01/03/2024  
**Property Type:** Unit



**5/11 Kooyong Rd CAULFIELD NORTH 3161 (REI)**

**Agent Comments**

2   1   1

**Price:** \$610,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** Apartment