

## 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

5/91 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

|   |           |           |
|---|-----------|-----------|
| 102/2A NELSON STREET BALACLAVA VIC 3183 | \$385,000 | 13-Dec-23 |
| 16/130 ALMA ROAD ST KILDA EAST VIC 3183 | \$380,000 | 20-Nov-23 |
|   |           |           |

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 6 months.

This Statement of Information was prepared on: 13 February 2024



**102/2A NELSON STREET  
BALACLAVA VIC 3183**

 1  1  -

Sold Price <sup>RS</sup> **\$385,000** Sold Date **13-Dec-23**

Distance **0.16km**



**16/130 ALMA ROAD ST KILDA  
EAST VIC 3183**

 1  1  -

Sold Price <sup>RS</sup> **\$380,000** <sup>UN</sup> Sold Date **20-Nov-23**

Distance **0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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