Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/6 West Beach Road, St Kilda West Vic 3182

Indicative selling price

| For the meaning | of this price see | con | sumer.vic.go | v.au/ | /underquot | ting | | |
|-----------------|-------------------|-----|--------------|-------|------------|------|--------|---------------|
| Range betweer | \$540,000 | | & | | \$570,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$502,500 | Pro | operty Type | Unit | | | Suburb | St Kilda West |
| Period - From | 01/01/2023 | to | 31/12/2023 | | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 24/32 Queens Rd MELBOURNE 3004 | \$550,000 | 24/11/2023 |
| 2 | | | |
| 3 | | | |

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:

07/02/2024 15:32









Rooms: 4 Property Type: Unit Agent Comments Dannie Corr + 61 3 9534 8014 +61 418 100 226 sales@whiting.com.au

Indicative Selling Price \$540,000 - \$570,000 Median Unit Price Year ending December 2023: \$502,500

Comparable Properties



24/32 Queens Rd MELBOURNE 3004 (REI/VG) Agent Comments



Price: \$550,000 Method: Private Sale Date: 24/11/2023 Property Type: Apartment

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.

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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