# 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

15/77 Westbury Street, St Kilda East Vic 3183

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	meaning	of this	price see	consumer.vic.gov.au	/underquoting
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Single price \$300,000

#### Median sale price

Median price	\$597,000	Pro	operty Type Unit	t	:	Suburb	St Kilda East
Period - From	01/07/2023	to	30/06/2024	Sou	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.

Add	dress of comparable property	Price	Date of sale
1	44/5-9 Fulton St ST KILDA EAST 3183	\$310,000	07/08/2024
2	5/44 Alexandra St ST KILDA EAST 3183	\$315,000	21/06/2024
3	4/83 Westbury St ST KILDA EAST 3183	\$310,000	16/06/2024

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:

30/09/2024 17:37









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$300,000 Median Unit Price Year ending June 2024: \$597,000

# **Comparable Properties**



44/5-9 Fulton St ST KILDA EAST 3183 (REI)



Price: \$310,000 Method: Private Sale Date: 07/08/2024 Property Type: Apartment



5/44 Alexandra St ST KILDA EAST 3183 (REI/VG) Agent Comments

Agent Comments



Price: \$315,000 Method: Private Sale Date: 21/06/2024 Property Type: Apartment



4/83 Westbury St ST KILDA EAST 3183 (REI/VG)

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Price: \$310,000 Method: Private Sale Date: 16/06/2024 Property Type: Apartment Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000





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