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

4/83 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Single price \$319,000

Median sale price

Median price	\$605,000	Pro	perty Type Unit	t	Sub	burb	St Kilda East
Period - From	01/04/2023	to	31/03/2024	Sou	Irce REI	V	

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	5/34 Crimea St ST KILDA 3182	\$320,588	28/03/2024
2	3/240 Barkly St ST KILDA 3182	\$330,000	25/03/2024
3	8/7 Cardigan St ST KILDA EAST 3183	\$336,000	05/04/2024

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:

25/04/2024 10:05



Thomson:





Property Type: Apartment (Strata) Agent Comments

Indicative Selling Price \$319,000 **Median Unit Price** Year ending March 2024: \$605,000

Comparable Properties



5/34 Crimea St ST KILDA 3182 (REI)

3/240 Barkly St ST KILDA 3182 (REI)

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Method: Sold Before Auction Date: 28/03/2024 Property Type: Unit

Agent Comments

Agent Comments



Price: \$330,000 Method: Private Sale Date: 25/03/2024 Property Type: Apartment

• 1

• 1

8/7 Cardigan St ST KILDA EAST 3183 (REI)

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Agent Comments



Price: \$336,000 Method: Private Sale Date: 05/04/2024 Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693





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