

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

5/14 Westbury Street St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$588,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Nov 2019

to

31 Oct 2020

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

7/51 Westbury Street St Kilda East VIC 3183	\$500,000	21-Oct-20
4/154 Alma Road St Kilda East VIC 3183	\$570,000	11-Aug-20
5/154 Alma Road St Kilda East VIC 3183	\$564,000	05-Nov-20

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: 09 November 2020



7/51 Westbury Street St Kilda East VIC 3183

Sold Price

^{RS} **\$500,000** ^{UN}

Sold Date

21-Oct-20

 2

 1

 1

Distance

0.29km



4/154 Alma Road St Kilda East VIC 3183

Sold Price

\$570,000

Sold Date

11-Aug-20

 2

 1

 1

Distance

0.32km



5/154 Alma Road St Kilda East VIC 3183

Sold Price

^{RS} **\$564,000**

Sold Date

05-Nov-20

 2

 1

 1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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