

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

4/71 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

\$735,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2022

to

30 Sep 2023

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

57/632 ST KILDA ROAD MELBOURNE VIC 3004	\$765,000	29-Aug-23
65/151 FITZROY STREET ST KILDA VIC 3182	\$800,000	03-May-23
2/2 HERTFORD STREET ST KILDA EAST VIC 3183	\$700,000	17-May-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: 07 October 2023

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**57/632 ST KILDA ROAD
 MELBOURNE VIC 3004**

3 1 1

Sold Price ^{RS} **\$765,000** Sold Date **29-Aug-23**

Distance **1.67km**



**65/151 FITZROY STREET ST KILDA
 VIC 3182**

3 1 1

Sold Price ^{RS} **\$800,000** Sold Date **03-May-23**

Distance **1.56km**



**2/2 HERTFORD STREET ST KILDA
 EAST VIC 3183**

3 1 1

Sold Price **\$700,000** Sold Date **17-May-23**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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