

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

13/66 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

\$610,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Nov 2023

to

31 Oct 2024

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

8/213 ALMA ROAD ST KILDA EAST VIC 3183	\$610,000	20-Oct-24
3/71 WESTBURY STREET ST KILDA EAST VIC 3183	\$592,000	04-Aug-24
3/220-222 ALMA ROAD ST KILDA EAST VIC 3183	\$614,000	25-Sep-24

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: 10 November 2024

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**8/213 ALMA ROAD ST KILDA EAST
 VIC 3183**

Sold Price

^{RS} **\$610,000** Sold Date **20-Oct-24**

2 1 -

Distance **0.89km**



**3/71 WESTBURY STREET ST KILDA
 EAST VIC 3183**

Sold Price

\$592,000 Sold Date **04-Aug-24**

2 1 1

Distance **0.16km**



**3/220-222 ALMA ROAD ST KILDA
 EAST VIC 3183**

Sold Price

\$614,000 Sold Date **25-Sep-24**

2 1 1

Distance **1.11km**

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

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