Gary Peer

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	G03/95 Westbury Street, St Kilda East

Indicative selling price

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

Single price	$714,000	or range between		&	

Median sale price

Median price	$665,000	Property type	Apartment	Suburb	St Kilda East

Period - From	01/04/2022	to	30/06/2022	Source	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.

Address of comparable property	Price	Date of sale
1 5/59 Pakington Street, St Kilda	$680,000	21/04/2022
2 1/106 Westbury Street, St Kilda East	$699,000	27/04/02022
3 G02/314 Dandenong Road, St Kilda East	$715,000	23/05/2022

This Statement of Information was prepared on: 05/09/2022