

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

15/6 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/07/2022

to

30/06/2023

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	105/120 Hotham St ST KILDA EAST 3183	\$650,000	30/08/2023
2	13/13 Lansdowne Rd ST KILDA EAST 3183	\$636,000	26/08/2023
3	11/22 Westbury St ST KILDA EAST 3183	\$610,000	25/08/2023

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:

25/09/2023 14:37

15/6 Westbury Street, St Kilda East Vic 3183

Chisholm&Gamon

Sam Gamon

03 9531 1245

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Indicative Selling Price

\$650,000

Median Unit Price

Year ending June 2023: \$585,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



105/120 Hotham St ST KILDA EAST 3183 (REI) **Agent Comments**

2 1 1

Price: \$650,000

Method: Sold Before Auction

Date: 30/08/2023

Property Type: Apartment



13/13 Lansdowne Rd ST KILDA EAST 3183 (REI) **Agent Comments**

2 1 1

Price: \$636,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Apartment



11/22 Westbury St ST KILDA EAST 3183 (REI) **Agent Comments**

2 1 1

Price: \$610,000

Method: Sold Before Auction

Date: 25/08/2023

Property Type: Unit

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



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