

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

3/66 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

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Feb 2021

to

31 Jan 2022

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

10/71 Westbury Street St Kilda East VIC 3183	\$687,000	04-Sep-21
6/33 Hotham Street St Kilda East VIC 3183	\$661,000	30-Nov-21
8/14A Chapel Street St Kilda VIC 3182	\$665,000	18-Dec-21

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.~~

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10/71 Westbury Street St Kilda East VIC 3183 Sold Price **\$687,000** Sold Date **04-Sep-21**

2 1 1

Distance **0.16km**



6/33 Hotham Street St Kilda East VIC 3183 Sold Price **\$661,000** Sold Date **30-Nov-21**

2 1 2

Distance **0.38km**



8/14A Chapel Street St Kilda VIC 3182 Sold Price ^{RS} **\$665,000** Sold Date **18-Dec-21**

2 1 1

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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