

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

3/87 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$596,000 Property Type Unit Suburb St Kilda East

Period - From 15/05/2023 to 14/05/2024 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	1/205 Alma Rd ST KILDA EAST 3183	\$733,000	26/04/2024
2	304/138 Glen Eira Rd ELSTERNWICK 3185	\$730,000	03/03/2024
3	8/6 Hughenden Rd ST KILDA EAST 3183	\$715,000	19/03/2024

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:

15/05/2024 16:44

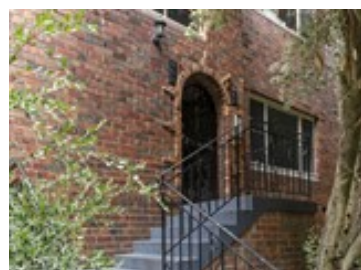


 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



1/205 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$733,000

Method: Private Sale

Date: 26/04/2024

Property Type: Apartment



304/138 Glen Eira Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

 2  2  2

Price: \$730,000

Method: Auction Sale

Date: 03/03/2024

Property Type: Apartment



8/6 Hughenden Rd ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$715,000

Method: Private Sale

Date: 19/03/2024

Property Type: Unit