

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

3/72 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Nov 2021

to

31 Oct 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

9/58 HOTHAM STREET ST KILDA EAST VIC 3183	\$480,000	20-Aug-22
3/132 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$480,000	04-Aug-22
3/208 INKERMAN STREET ST KILDA EAST VIC 3183	\$496,000	24-Jun-22

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: 17 November 2022

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9/58 HOTHAM STREET ST KILDA EAST VIC 3183

Sold Price

\$480,000

Sold Date **20-Aug-22**
 2  1  1

Distance **0.36km**

3/132 ALEXANDRA STREET ST KILDA EAST VIC 3183

Sold Price

Sold Date **04-Aug-22**
 2  1  1

Distance **0.91km**

3/208 INKERMAN STREET ST KILDA EAST VIC 3183

Sold Price

\$496,000

Sold Date **24-Jun-22**
 2  1  1

Distance **0.27km**
RS = Recent sale

UN = Undisclosed Sale

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