

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

7/74 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Nov 2023

to

31 Oct 2024

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

15/47 BRIGHTON ROAD ST KILDA VIC 3182	\$372,000	28-May-24
5/4 DICKENS STREET ELWOOD VIC 3184	\$365,000	25-Jun-24
18/15 CARDIGAN STREET ST KILDA EAST VIC 3183	\$345,000	11-Sep-24

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: 11 November 2024

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**15/47 BRIGHTON ROAD ST KILDA
VIC 3182**

1 1 1

Sold Price

\$372,000

Sold Date **28-May-24**

Distance **0.9km**



**5/4 DICKENS STREET ELWOOD
VIC 3184**

1 1 1

Sold Price

\$365,000

Sold Date **25-Jun-24**

Distance **0.93km**



**18/15 CARDIGAN STREET ST KILDA
EAST VIC 3183**

1 1 -

Sold Price

^{RS} **\$345,000**

Sold Date **11-Sep-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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