

# 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](http://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



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



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

**Agent Comments**



**Price:** \$733,000

**Method:** Private Sale

**Date:** 26/04/2024

**Property Type:** Apartment



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

**Agent Comments**



**Price:** \$730,000

**Method:** Auction Sale

**Date:** 03/03/2024

**Property Type:** Apartment



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

**Agent Comments**



**Price:** \$715,000

**Method:** Private Sale

**Date:** 19/03/2024

**Property Type:** Unit