

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

10/38 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Jul 2022

to

30 Jun 2023

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

5/43 WESTBURY STREET ST KILDA EAST VIC 3183	\$845,000	17-Mar-23
10/13 HUGHENDEN ROAD ST KILDA EAST VIC 3183	\$875,000	18-Jan-23
5/12 MARYVILLE STREET RIPPONLEA VIC 3185	\$850,000	17-Mar-23

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: 10 July 2023

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5/43 WESTBURY STREET ST KILDA EAST VIC 3183 Sold Price **\$845,000** Sold Date **17-Mar-23**

3 1 1

Distance **0.18km**



10/13 HUGHENDEN ROAD ST KILDA EAST VIC 3183 Sold Price **\$875,000** Sold Date **18-Jan-23**

2 1 1

Distance **1.07km**



5/12 MARYVILLE STREET RIPONLEA VIC 3185 Sold Price **\$850,000** Sold Date **17-Mar-23**

3 1 1

Distance **1.47km**

RS = Recent sale **UN** = Undisclosed Sale

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