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

11/109 Westbury Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$680,000		&		\$730,000				
Median sale p	rice								
Median price	\$627,000	Pro	operty Type	Unit			Suburb	St Kilda East	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	14/10 Dickens St ELWOOD 3184	\$685,000	17/02/2024
2	3/5 Herbert St ST KILDA 3182	\$720,000	08/01/2024
3	8/46 Westbury St ST KILDA EAST 3183	\$750,000	19/10/2023

OR

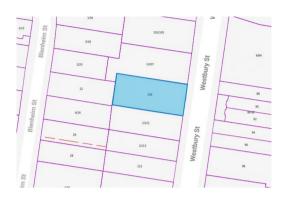
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

20/02/2024 13:30







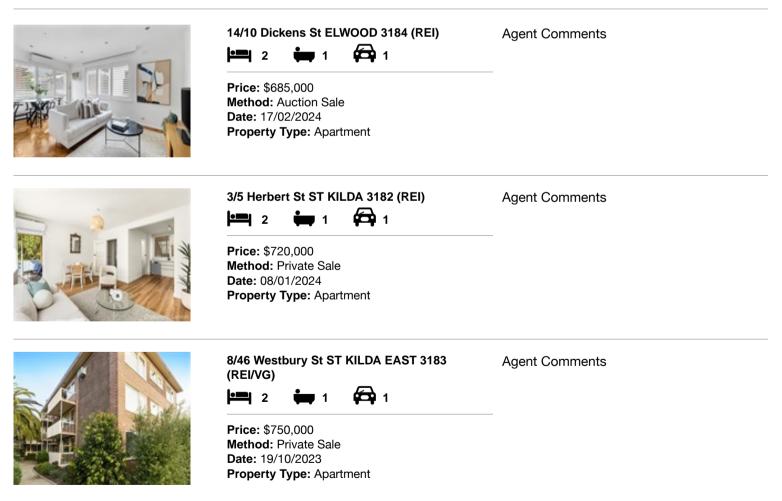


Property Type: Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$680,000 - \$730,000 Median Unit Price December quarter 2023: \$627,000

Comparable Properties



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