## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/117 Westbury Street, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$775,000		&		\$840,000				
Median sale p	rice								
Median price	\$610,000	Pro	operty Type	Unit			Suburb	St Kilda East	
Period - From	01/07/2023	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	3/22 Wave St ELWOOD 3184	\$893,000	25/10/2023
2	1/384 Orrong Rd CAULFIELD NORTH 3161	\$875,000	29/10/2023
3	3/28 Hughenden Rd ST KILDA EAST 3183	\$850,000	04/09/2023

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:

01/11/2023 15:41









Rooms: 6 Property Type: Strata Unit/Flat Agent Comments 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

Indicative Selling Price \$775,000 - \$840,000 Median Unit Price September quarter 2023: \$610,000

# **Comparable Properties**



3/22 Wave St ELWOOD 3184 (REI)



Price: \$893,000 Method: Sold Before Auction Date: 25/10/2023 Property Type: Apartment Agent Comments

Agent Comments



1/384 Orrong Rd CAULFIELD NORTH 3161 (REI) 3 2 2 1

Price: \$875,000 Method: Auction Sale Date: 29/10/2023 Property Type: Apartment



3/28 Hughenden Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$850,000 Method: Private Sale Date: 04/09/2023 Property Type: Apartment

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



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