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: 4/74 Westbury Street, St Kilda East, VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: $394,000 or range between: _____ & _____

Median sale price

Median price: $ 585,150 Property type: Unit Suburb: ST KILDA EAST

Period - From: 29/10/2020 to: 27/04/2021 Source: CoreLogic

Comparable property sales

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
1 201/6 Duke Street Windsor	$385,000	30/03/2021
2 7/59 Alma Road St Kilda	$400,000	26/03/2021
3 15/44 Waterloo Crescent St Kilda	$405,000	17/02/2021

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: 27/04/2021