

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address **6/77 Westbury Street, ST KILDA EAST VIC 3183**  
Including suburb & postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price **X** or range between **\$359,000** & **\$369,000**

### Median sale price

Median price **\$618,000** Property type **Apartment** Suburb **St Kilda East**

Period - From **01/04/22** to **31/03/23** 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	Sale Date	Size	Bed	Bath	Car
1. 12/77 Westbury St, St Kilda East	\$387,500	02/05/23		1	1	1
2. 5/9 Camden Street, Balaclava	\$405,000	31/05/23	50m2	1	1	1
3. 2/100 Westbury Street, Balaclava	\$405,000	17/03/23	45m2	1	1	1

This Statement of Information was prepared on: **07/05/2024**

### Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 9/77 Westbury St, St Kilda East	\$367,000	25/01/23		1	1	1
5. 4/3 Ravens Grove, St Kilda East	\$390,000	19/10/22		1	1	1
6. 3/131 Alma Road, St Kilda East	\$372,000	11/10/22	48m2	1	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	\$420.00   31/10/2024	\$420.00

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$747.00	\$755.00	\$3,225.64	\$4,727.64

Year Built	Complex/Block	Facilities
1970, refurbished and subdivided late 90's	42	Secure Gated Entry

Owners Corporation	Chattels
Alliance OCM – 0468 432 703	All fixed floor coverings, electric light fittings and window furnishings

Building	Sale Method	Terms
N/A	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.