

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/2 Westbury Grove, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$850,000	&	\$900,000

Median sale price

Median price	\$570,500	Hou	se	Unit	Х		Suburb	St Kilda East
Period - From	01/07/2017	to	30/06/2018		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 Date of sale 1 7/74 Alexandra St ST KILDA EAST 3183 \$836,000 27/07/2018 2 5/386 Dandenong Rd CAULFIELD NORTH 3161 \$835,000 18/07/2018 3 10/124 Alma Rd ST KILDA EAST 3183 \$835,000 08/09/2018

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.

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372

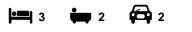




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hockingstuart





Rooms: Property Type: Agent Comments Indicative Selling Price \$850,000 - \$900,000 Median Unit Price Year ending June 2018: \$570,500

Comparable Properties



7/74 Alexandra St ST KILDA EAST 3183 (REI)

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Price: \$836,000 Method: Private Sale Date: 27/07/2018

Rooms: -

Property Type: Apartment



5/386 Dandenong Rd CAULFIELD NORTH 3161 Agent Comments

(REI/VG)

= 3





Price: \$835,000 **Method:** Private Sale **Date:** 18/07/2018

Rooms: 4

Property Type: Townhouse (Single) **Land Size:** 849 sqm approx



10/124 Alma Rd ST KILDA EAST 3183 (REI)

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Price: \$835,000 **Method:** Auction Sale **Date:** 08/09/2018

Rooms: 5

Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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