

## 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

1/2 Westbury Grove, St Kilda East Vic 3183

#### Indicative selling price

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

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

#### Median sale price

Median price \$570,500 House Unit X 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.



3 2 2

**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)** Agent Comments

3 2 1

**Price:** \$836,000  
**Method:** Private Sale  
**Date:** 27/07/2018  
**Rooms:** -  
**Property Type:** Apartment



**5/386 Dandenong Rd CAULFIELD NORTH 3161 (REI/VG)** Agent Comments

3 2 2

**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)** Agent Comments

3 1 1

**Price:** \$835,000  
**Method:** Auction Sale  
**Date:** 08/09/2018  
**Rooms:** 5  
**Property Type:** Apartment