

## 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 1/65 Westbury Street, 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 \$670,000 & \$700,000

#### 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	12/84 Westbury St BALACLAVA 3183	\$701,000	21/07/2018
2	1/56 Sutherland Rd ARMADALE 3143	\$688,000	10/07/2018
3	1/40 Burnett St ST KILDA 3182	\$660,000	29/06/2018

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.



2 1 1

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$670,000 - \$700,000

**Median Unit Price**

Year ending June 2018: \$570,500

## Comparable Properties



**12/84 Westbury St BALACLAVA 3183 (VG)**

**Agent Comments**

2 - -

**Price:** \$701,000

**Method:** Sale

**Date:** 21/07/2018

**Rooms:** -

**Property Type:** Subdivided Flat - Single OYO Flat



**1/56 Sutherland Rd ARMADALE 3143 (REI)**

**Agent Comments**

2 1 1

**Price:** \$688,000

**Method:** Private Sale

**Date:** 10/07/2018

**Rooms:** -

**Property Type:** Apartment



**1/40 Burnett St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 29/06/2018

**Rooms:** -

**Property Type:** Apartment

**Land Size:** 485 sqm approx