

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 32 Westbury Grove, St Kilda East Vic 3183

Indicative selling price

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

Single price \$1,115,000

Median sale price

Median price \$1,385,000 House X Unit Suburb St Kilda East

Period - From 01/07/2018 to 30/06/2019 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 56 Fawkner St ST KILDA 3182	\$1,110,000	01/06/2019
2 6 Gladstone St WINDSOR 3181	\$1,070,000	01/06/2019
3 22 Prentice St ST KILDA EAST 3183	\$1,005,000	10/08/2019

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: House

Agent Comments

Comparable Properties



56 Fawkner St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$1,110,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 166 sqm approx



6 Gladstone St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,070,000

Method: Auction Sale

Date: 01/06/2019

Rooms: 3

Property Type: House (Res)



22 Prentice St ST KILDA EAST 3183 (REI)

Agent Comments

3 1 1

Price: \$1,005,000

Method: Auction Sale

Date: 10/08/2019

Rooms: -

Property Type: House (Res)

Land Size: 207 sqm approx