



**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

Claudio Perruzza  
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0412 304 152  
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**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median Unit Price**  
March quarter 2017: \$530,000

## Comparable Properties



**12/329 Orrong Rd ST KILDA EAST 3183 (REI)** **Agent Comments**



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 08/05/2017  
**Rooms:** -  
**Property Type:** Apartment



**7/5 Westbury Gr ST KILDA EAST 3183 (REI)** **Agent Comments**



**Price:** \$325,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2017  
**Rooms:** 2  
**Property Type:** Apartment



**2/3 Balston St BALACLAVA 3183 (REI)** **Agent Comments**



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 17/01/2017  
**Rooms:** 2  
**Property Type:** Apartment

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## 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 6/100 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 \$300,000 & \$330,000

#### Median sale price

Median price \$530,000

Unit X

Suburb St Kilda East

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12/329 Orrong Rd ST KILDA EAST 3183	\$325,000	08/05/2017
7/5 Westbury Gr ST KILDA EAST 3183	\$325,000	18/03/2017
2/3 Balston St BALACLAVA 3183	\$300,000	17/01/2017