

James Burton  
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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<br>Including suburb and<br>postcode | 3/73 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 | \$480,000 | & | \$525,000 |
|---------------|-----------|---|-----------|

#### Median sale price

|               |            |       |            |        |      |        |               |
|---------------|------------|-------|------------|--------|------|--------|---------------|
| Median price  | \$562,500  | House |            | Unit   | X    | Suburb | St Kilda East |
| Period - From | 01/07/2017 | to    | 30/09/2017 | 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 | 15/26 Hughenden Rd ST KILDA EAST 3183 | \$548,000 | 29/07/2017   |
| 2 | 1/119 Alma Rd ST KILDA EAST 3183      | \$536,000 | 19/08/2017   |
| 3 | 3/36 Westbury St ST KILDA EAST 3183   | \$530,000 | 13/05/2017   |

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.~~



1 1 1

Rooms:  
Property Type:  
Agent Comments

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**Indicative Selling Price**  
\$480,000 - \$525,000  
**Median Unit Price**  
September quarter 2017: \$562,500

## Comparable Properties



15/26 Hughenden Rd ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

**Price:** \$548,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** 3  
**Property Type:** Apartment



1/119 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

**Price:** \$536,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** 3  
**Property Type:** Apartment



3/36 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

**Price:** \$530,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 5  
**Property Type:** Apartment  
**Land Size:** 126 sqm approx