

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 3/32 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$539,500 House Unit X Suburb St Kilda East

Period - From 01/10/2018 to 31/12/2018 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	12/42 Alexandra St ST KILDA EAST 3183	\$550,000	17/12/2018
2	7/17 Burnett St ST KILDA 3182	\$543,750	18/12/2018
3	18/311 Dandenong Rd PRAHRAN 3181	\$542,500	15/12/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
December quarter 2018: \$539,500

Comparable Properties



12/42 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

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Price: \$550,000
Method: Private Sale
Date: 17/12/2018
Rooms: -
Property Type: Apartment



7/17 Burnett St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$543,750
Method: Sale
Date: 18/12/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



18/311 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$542,500
Method: Auction Sale
Date: 15/12/2018
Rooms: 4
Property Type: Apartment