

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

19/83 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$325,000

 &

\$345,000

Median sale price

Median price

\$589,250

 Property Type

Unit

 Suburb

St Kilda East

Period - From

01/01/2019

 to

31/12/2019

 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	6/11 Chapel St ST KILDA 3182	\$325,000	12/12/2019
2	10/18 Orange Gr BALACLAVA 3183	\$320,000	06/02/2020
3	10/52 Alma Rd ST KILDA 3182	\$300,000	21/10/2019

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.~~

This Statement of Information was prepared on:

20/03/2020 14:38



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Property Type:
Agent Comments

Indicative Selling Price
\$325,000 - \$345,000
Median Unit Price
Year ending December 2019: \$589,250

Comparable Properties



6/11 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$325,000
Method: Private Sale
Date: 12/12/2019
Property Type: Apartment



10/18 Orange Gr BALACLAVA 3183 (REI/VG)

Agent Comments

1 1 1

Price: \$320,000
Method: Sold Before Auction
Date: 06/02/2020
Property Type: Apartment



10/52 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$300,000
Method: Private Sale
Date: 21/10/2019
Rooms: 3
Property Type: Unit