



Rooms:
Property Type:
Agent Comments

Claudio Perruzza
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Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
March quarter 2017: \$530,000

Comparable Properties



5/38 Queen St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$372,500
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: Apartment



7/338 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$372,000
Method: Auction Sale
Date: 26/02/2017
Rooms: -
Property Type: Apartment



6/45 Alexandra St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$370,000
Method: Auction Sale
Date: 30/04/2017
Rooms: 3
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 2/77 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$360,000 & \$390,000

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
5/38 Queen St ST KILDA EAST 3183	\$372,500	13/05/2017
7/338 Inkerman St ST KILDA EAST 3183	\$372,000	26/02/2017
6/45 Alexandra St ST KILDA EAST 3183	\$370,000	30/04/2017