



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





**Agent Comments** 

# Comparable Properties



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

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Price: \$372,500 Method: Auction Sale Date: 13/05/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 



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

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Price: \$372,000 Method: Auction Sale Date: 26/02/2017

Rooms: -

Property Type: Apartment

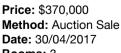
6/45 Alexandra St ST KILDA EAST 3183 (REI)







Agent Comments



Rooms: 3

Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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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
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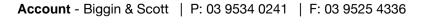
# Median sale price

Median price	\$530,000		Unit X	Su	ıburb	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







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