

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

3/68 Westbury Street St Kilda East VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 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

5/210 Inkerman Street St Kilda East VIC 3183	\$571,250	28-Jul-19
5/108 Westbury Street Balaclava VIC 3183	\$610,000	02-Sep-19
9/101 Alma Road St Kilda East VIC 3183	\$590,000	30-Mar-19

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 6 months.~~

This Statement of Information was prepared on: 20 September 2019



5/210 Inkerman Street St Kilda East VIC 3183

Sold Price

\$571,250

Sold Date

28-Jul-19

2

1

1

Distance

0.26km



5/108 Westbury Street Balaclava VIC 3183

Sold Price

\$610,000

Sold Date

02-Sep-19

2

1

1

Distance

0.32km



9/101 Alma Road St Kilda East VIC 3183

Sold Price

\$590,000

Sold Date

30-Mar-19

2

1

1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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