

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

6/38 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$622,000 Property Type Unit Suburb St Kilda East

Period - From 01/10/2019 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	11/11 Herbert St ST KILDA 3182	\$730,000	22/02/2020
2	11/57 Mitford St ELWOOD 3184	\$720,000	19/02/2020
3	10/41 Chapel St ST KILDA 3182	\$710,000	29/02/2020

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 17:04

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Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
December quarter 2019: \$622,000



2 1 1

Rooms: 4
Property Type: Apartment
Land Size: 112 sqm approx
Agent Comments

Comparable Properties



11/11 Herbert St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$730,000
Method: Auction Sale
Date: 22/02/2020
Property Type: Apartment



11/57 Mitford St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$720,000
Method: Sold Before Auction
Date: 19/02/2020
Property Type: Apartment



10/41 Chapel St ST KILDA 3182 (REI)

Agent Comments

3 1 1

Price: \$710,000
Method: Auction Sale
Date: 29/02/2020
Rooms: 4
Property Type: Apartment