Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6/38 Westbury Street, St Kilda East Vic 3183
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$622,000	Pro	perty Type U	Jnit		Suburb	St Kilda East
Period - From	01/10/2019	to	31/12/2019	S	ource	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

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



Date of sale





Rooms: 4

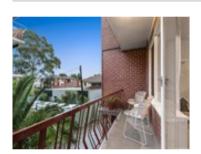
Property Type: Apartment Land Size: 112 sqm approx

Agent Comments

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

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

Comparable Properties



11/11 Herbert St ST KILDA 3182 (REI)



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

Property Type: Apartment

Agent Comments



11/57 Mitford St ELWOOD 3184 (REI)







Price: \$720,000

Method: Sold Before Auction

Date: 19/02/2020

Property Type: Apartment

Agent Comments



10/41 Chapel St ST KILDA 3182 (REI)





Price: \$710.000 Method: Auction Sale Date: 29/02/2020

Rooms: 4

Property Type: Apartment

Agent Comments

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



