

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 13 Westbury Grove, St Kilda East VIC 3183

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,670,000 Property type House Suburb St Kilda East

Period - From 08/04/2020 to 07/04/2021 Source REIV

Comparable property sales

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 4 Murchison Street, St Kilda East VIC 3183	\$2,080,000	20/03/2021
2 15 Wilgah Street, St Kilda East VIC 3183	\$2,000,000	28/11/2020
3 12 Murchison Street, St Kilda East VIC 3183	\$1,920,000	21/02/2021

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: 08/04/2021 12:51