

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

68 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$55,000

Median sale price

Median price

\$597,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/04/2019

to

30/06/2019

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	3/68 Westbury St ST KILDA EAST 3183	\$616,500	04/10/2019
2	15/91 Hotham St BALACLAVA 3183	\$533,000	05/10/2019
3	6/68 Westbury St ST KILDA EAST 3183	\$515,000	29/03/2011

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:

11/10/2019 09:59



 2  1  0

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$55,000

Median Unit Price

June quarter 2019: \$597,000

Comparable Properties



3/68 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  -

Price: \$616,500

Method: Sold Before Auction

Date: 04/10/2019

Property Type: Apartment



15/91 Hotham St BALACLAVA 3183 (REI)

Agent Comments

 2  1  1

Price: \$533,000

Method: Auction Sale

Date: 05/10/2019

Property Type: Apartment

6/68 Westbury St ST KILDA EAST 3183 (VG)

Agent Comments

 2  -  -

Price: \$515,000

Method: Sale

Date: 29/03/2011

Property Type: Strata Unit/Flat