

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



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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**

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Price: \$616,500
Method: Sold Before Auction
Date: 04/10/2019
Property Type: Apartment



15/91 Hotham St BALACLAVA 3183 (REI) **Agent Comments**

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Price: \$533,000
Method: Auction Sale
Date: 05/10/2019
Property Type: Apartment

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

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Price: \$515,000
Method: Sale
Date: 29/03/2011
Property Type: Strata Unit/Flat