

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 3/52 Westbury Street, St Kilda East

Indicative selling price

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

Single price \$ or range between \$580,000 & \$638,000

Median sale price

Median price \$597,000 Property type APARTMENT Suburb ST KILDA EAST
Period - From 01/04/2019 to 30/06/2019 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
1/46 Westbury St ST KILDA EAST 3183	\$688,000	22/09/2019
5/108 Westbury St BALACLAVA 3183	\$610,000	02/09/2019
1/42 Gourlay St BALACLAVA 3183	\$604,000	15/09/2019

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: 25/09/2019