

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 19/82 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$555,088 House Unit X Suburb St Kilda East

Period - From 01/01/2019 to 31/03/2019 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	17/82 Westbury St ST KILDA EAST 3183	\$345,000	04/02/2019
2	7/33 Charnwood Rd ST KILDA 3182	\$338,000	30/04/2019
3	8/10 Mitford St ST KILDA 3182	\$337,500	15/05/2019

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.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$330,000 - \$360,000
Median Unit Price
March quarter 2019: \$555,088

Comparable Properties



17/82 Westbury St ST KILDA EAST 3183 (REI) **Agent Comments**



Price: \$345,000
Method: Private Sale
Date: 04/02/2019
Rooms: -
Property Type: Apartment



7/33 Charnwood Rd ST KILDA 3182 (REI) **Agent Comments**



Price: \$338,000
Method: Private Sale
Date: 30/04/2019
Rooms: -
Property Type: Apartment



8/10 Mitford St ST KILDA 3182 (REI) **Agent Comments**



Price: \$337,500
Method: Sold Before Auction
Date: 15/05/2019
Rooms: -
Property Type: Apartment