

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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
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Median sale price

Median price	\$555,088	Hou	ISE	Unit	Х	Suburb	St Kilda East
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

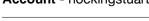
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.





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Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$330,000 - \$360,000 **Median Unit Price** March guarter 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)

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Price: \$337,500

Method: Sold Before Auction

Date: 15/05/2019

Rooms: -

Property Type: Apartment

Agent Comments

Account - hockingstuart | P: 03 9868 5444 | F: 03 9868 5455





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