

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

3/81 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$570,500

House

Unit

X

Suburb

St Kilda East

Period - From

01/07/2017

to

30/06/2018

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	4/8 Westbury St ST KILDA EAST 3183	\$597,500	15/09/2018
2	5/46 Lansdowne Rd ST KILDA EAST 3183	\$550,250	16/09/2018
3	3/107 Grosvenor St BALACLAVA 3183	\$550,000	23/09/2018

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.



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending June 2018: \$570,500

Comparable Properties



4/8 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$597,500

Method: Auction Sale

Date: 15/09/2018

Rooms: -

Property Type: Apartment



5/46 Lansdowne Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$550,250

Method: Auction Sale

Date: 16/09/2018

Rooms: 3

Property Type: Apartment



3/107 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Auction Sale

Date: 23/09/2018

Rooms: -

Property Type: Apartment