

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 | 10/36 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 | & | \$605,000 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|---------------|
| Median price | \$575,000 | House | | Unit | X | Suburb | St Kilda East |
| Period - From | 01/01/2017 | to | 31/12/2017 | 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 | 18/99 Alma Rd ST KILDA EAST 3183 | \$571,000 | 10/02/2018 |
| 2 | 9/306 Inkerman St ST KILDA EAST 3183 | \$565,000 | 10/02/2018 |
| 3 | 6/15 Hotham St ST KILDA EAST 3183 | \$550,000 | 14/10/2017 |

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.

10/36 Westbury Street, St Kilda East Vic 3183



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2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

Year ending December 2017: \$575,000

Comparable Properties



18/99 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$571,000

Method: Auction Sale

Date: 10/02/2018

Rooms: -

Property Type: Apartment



9/306 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$565,000

Method: Sold Before Auction

Date: 10/02/2018

Rooms: -

Property Type: Apartment



6/15 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: Apartment