

# 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

7/85 Westbury Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$735,000

### Median sale price

Median price

\$615,750

Property Type

Unit

Suburb

St Kilda East

Period - From

14/12/2020

to

13/12/2021

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	3/11 The Avenue BALACLAVA 3183	\$735,000	03/07/2021
2	2/233 Brighton Rd ELWOOD 3184	\$730,000	17/09/2021
3	2/129 Argyle St ST KILDA 3182	\$730,000	21/08/2021

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:

14/12/2021 09:02



2 1 1

**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 88 sqm approx  
**Agent Comments**

Claudio Perruzza  
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**Indicative Selling Price**  
\$735,000

**Median Unit Price**  
14/12/2020 - 13/12/2021: \$615,750

## Comparable Properties



3/11 The Avenue BALACLAVA 3183 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 03/07/2021  
**Property Type:** Apartment



2/233 Brighton Rd ELWOOD 3184 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 17/09/2021  
**Property Type:** Apartment



2/129 Argyle St ST KILDA 3182 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 21/08/2021  
**Property Type:** Unit