

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

19/66 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$630,500

Property Type Unit

Suburb St Kilda East

Period - From 01/10/2021

to 31/12/2021

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	6/11 Redan St ST KILDA 3182	\$670,000	19/01/2022
2	5/560 Inkerman Rd CAULFIELD NORTH 3161	\$630,000	16/12/2021
3	9/59 Carlisle St ST KILDA 3182	\$615,000	08/12/2021

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:

08/02/2022 09:04



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/11 Redan St ST KILDA 3182 (REI)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 19/01/2022

Rooms: 5

Property Type: Apartment



5/560 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$630,000

Method: Sold Before Auction

Date: 16/12/2021

Property Type: Unit



9/59 Carlisle St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$615,000

Method: Sold Before Auction

Date: 08/12/2021

Property Type: Apartment