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	1/32 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $579,000 Property Type Unit Suburb St Kilda East

Period - From 01/07/2021 to 30/09/2021 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	1/101-103 Orrong Cr CAULFIELD NORTH 3161	$527,000	18/08/2021
2	2/145a Hotham St ST KILDA EAST 3183	$511,000	28/09/2021
3	7/364a Carlisle St BALACLAVA 3183	$501,000	27/07/2021

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: 28/10/2021 12:52

RT Edgar



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
September quarter 2021: $579,000

Comparable Properties



1/101-103 Orrong Cr CAULFIELD NORTH 3161 (REI)

2 2 1

Agent Comments

Price: $527,000
Method: Sold Before Auction
Date: 18/08/2021
Rooms: 4
Property Type: Apartment



2/145a Hotham St ST KILDA EAST 3183 (REI)

2 1 1

Agent Comments

Price: $511,000
Method: Private Sale
Date: 28/09/2021
Property Type: Apartment



7/364a Carlisle St BALACLAVA 3183 (REI/VG)

2 1 1

Agent Comments

Price: $501,000
Method: Sold Before Auction
Date: 27/07/2021
Rooms: 3
Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE | propertydata.com.au

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