

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$609,800 Property Type Unit Suburb St Kilda East

Period - From 15/11/2020 to 14/11/2021 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	5/160 Chapel St ST KILDA 3182	\$750,000	13/10/2021
2	13/18 Duke St ST KILDA 3182	\$742,000	26/06/2021
3	5/16 Charnwood Rd ST KILDA 3182	\$730,000	19/06/2021

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:

15/11/2021 11:02

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Indicative Selling Price
\$700,000 - \$750,000
Median Unit Price
15/11/2020 - 14/11/2021: \$609,800



Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



5/160 Chapel St ST KILDA 3182 (REI)

Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 13/10/2021
Property Type: Apartment



13/18 Duke St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$742,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Apartment



5/16 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 19/06/2021
Property Type: Unit

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336