

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

10/71 Westbury Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$650,000

Property Type Unit

Suburb St Kilda East

Period - From 01/04/2021

to

30/06/2021

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	3/81 Westbury St ST KILDA EAST 3183	\$658,000	17/03/2021
2	8/117 Westbury St ST KILDA EAST 3183	\$645,000	11/03/2021
3	9/22 Westbury St ST KILDA EAST 3183	\$619,500	12/05/2021

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:

05/08/2021 15:07



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

June quarter 2021: \$650,000

Comparable Properties



3/81 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$658,000

Method: Auction Sale

Date: 17/03/2021

Rooms: 4

Property Type: Apartment



8/117 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -

Price: \$645,000

Method: Sold Before Auction

Date: 11/03/2021

Property Type: Apartment



9/22 Westbury St ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$619,500

Method: Sold Before Auction

Date: 12/05/2021

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000