

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

4/42 Waterloo Crescent, St Kilda Vic 3182

Indicative selling price

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

Range between \$190,000

&

\$209,000

Median sale price

Median price \$530,000

House

Unit

X

Suburb

St Kilda

Period - From 01/01/2018

to

31/12/2018

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	10/42 Waterloo Cr ST KILDA 3182	\$235,432	13/12/2018
2	2/82 Grey St ST KILDA 3182	\$222,650	29/01/2019
3	26/87 Alma Rd ST KILDA EAST 3183	\$215,000	15/12/2018

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.



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Rooms:

Property Type: Studio Apartment

Agent Comments

Indicative Selling Price

\$190,000 - \$209,000

Median Unit Price

Year ending December 2018: \$530,000

Comparable Properties



10/42 Waterloo Cr ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$235,432

Method: Private Sale

Date: 13/12/2018

Rooms: 2

Property Type: Studio Apartment

Land Size: 942 sqm approx



2/82 Grey St ST KILDA 3182 (REI)

Agent Comments

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Price: \$222,650

Method: Private Sale

Date: 29/01/2019

Rooms: -

Property Type: Apartment



26/87 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$215,000

Method: Auction Sale

Date: 15/12/2018

Rooms: -

Property Type: Apartment