

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 | 5/38 Waterloo Crescent, St Kilda, VIC 3182 |

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

|             |           |   |           |
|-------------|-----------|---|-----------|
| Price Range | \$270,000 | & | \$284,990 |
|-------------|-----------|---|-----------|

Median sale price

|               |            |               |            |        |                   |
|---------------|------------|---------------|------------|--------|-------------------|
| Median price  | \$520,000  | Property Type | Apartment  | Suburb | St Kilda (3182)   |
| Period - From | 24/04/2023 | to            | 24/04/2024 | Source | realestate.com.au |

Comparable property sales

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: | 10/09/2024 |
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