

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

25/14 CRIMEA STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,750

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

104/60 WELLINGTON STREET ST KILDA VIC 3182	\$375,000	27-Apr-23
5/23 THE AVENUE WINDSOR VIC 3181	\$370,000	22-Mar-23
9/77 WESTBURY STREET ST KILDA EAST VIC 3183	\$367,000	21-Jan-23

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 6 months.~~

This Statement of Information was prepared on: 24 May 2023

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**104/60 WELLINGTON STREET ST
KILDA VIC 3182**

1 1 1

Sold Price

RS

\$375,000

Sold Date

27-Apr-23

Distance

0.24km

**5/23 THE AVENUE WINDSOR VIC
3181**

1 1 1

Sold Price

\$370,000

Sold Date

22-Mar-23

Distance

0.85km

**9/77 WESTBURY STREET ST KILDA
EAST VIC 3183**

1 1 1

Sold Price

\$367,000

Sold Date

21-Jan-23

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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