

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	3/14 Crimea Street, St Kilda Vic 3182
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Indicative selling price

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

Range between	\$320,000	&	\$350,000
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Median sale price

Median price	\$500,000	House		Unit	X	Suburb	St Kilda
Period - From	01/10/2018	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	4/17 Dickens St ELWOOD 3184	\$352,500	22/01/2019
2	4/5 Shirley Gr ST KILDA EAST 3183	\$342,000	08/12/2018
3	3/79 Alma Rd ST KILDA 3182	\$330,000	21/10/2018

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.



 1  1  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median Unit Price
December quarter 2018: \$500,000

Comparable Properties



4/17 Dickens St ELWOOD 3184 (REI)

Agent Comments

 1  1  1

Price: \$352,500
Method: Private Sale
Date: 22/01/2019
Rooms: -
Property Type: Apartment



4/5 Shirley Gr ST KILDA EAST 3183 (REI)

Agent Comments

 1  1  1

Price: \$342,000
Method: Auction Sale
Date: 08/12/2018
Rooms: 2
Property Type: Apartment



3/79 Alma Rd ST KILDA 3182 (REI)

Agent Comments

 1  1  1

Price: \$330,000
Method: Auction Sale
Date: 21/10/2018
Rooms: 2
Property Type: Apartment