

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

2/27 Waterloo Crescent 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

\$190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2020

to

31 Aug 2021

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

301/44-46 Barkly Street St Kilda VIC 3182	\$168,000	-
29/4 Wando Grove St Kilda East VIC 3183	\$200,000	10-Aug-21

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: 02 September 2021

McGrath St Kilda

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**301/44-46 Barkly Street St Kilda
VIC 3182**

1 1 1

Sold Price

\$168,000

Sold Date

-

Distance

0.2km

**29/4 Wando Grove St Kilda East
VIC 3183**

1 1 1

Sold Price

^{RS} **\$200,000** ^{UN}

Sold Date

10-Aug-21

Distance

2.1km

RS = Recent sale

UN = Undisclosed Sale

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