

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/42 WATERLOO CRESCENT, ST KILDA, VIC 3182

Indicative selling price

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

Single price

\$300,000

or range between

&

Median sale price

Median price

Property Type

Studio

Suburb

ST KILDA, VIC 3182

Period - From

04/12/23

to

02/11/24

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
18/42 WATERLOO CRESCENT ST KILDA VIC 3182	\$200,000	21/01/2024
24/42 WATERLOO CRESCENT ST KILDA VIC 3182	\$210,000	15/05/2024
4/35 CHARLES STREET ST KILDA VIC 3182	\$215,000	04/12/2023

This Statement of Information was prepared on:

2/11/2024