

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

16/14 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

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 2024

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

7/100 HENRY STREET WINDSOR VIC 3181	\$347,500	28-Sep-23
7/72 BARKLY STREET ST KILDA VIC 3182	\$330,000	07-Oct-23
306/157 FITZROY STREET ST KILDA VIC 3182	\$350,000	19-Dec-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: 02 February 2024

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**7/100 HENRY STREET WINDSOR
VIC 3181**

1 1 1

Sold Price **\$347,500** Sold Date **28-Sep-23**

Distance **0.39km**



**7/72 BARKLY STREET ST KILDA
VIC 3182**

1 1 1

Sold Price **\$330,000** Sold Date **07-Oct-23**

Distance **0.67km**



**306/157 FITZROY STREET ST
KILDA VIC 3182**

1 1 1

Sold Price **\$350,000** Sold Date **19-Dec-23**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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