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 | 2/14 Crimea Street, St Kilda Vic 3182 |
|----------------------|---------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$420,000 | & | \$460,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$523,000 | Pro | perty Type | Jnit | | Suburb | St Kilda |
|---------------|------------|-----|------------|------|-------|--------|----------|
| Period - From | 01/10/2024 | to | 31/12/2024 | S | ource | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1 | 3/313 Dandenong Rd PRAHRAN 3181 | \$440,000 | 10/01/2025 |
| 2 | 3/60 Clyde St ST KILDA 3182 | \$450,000 | 21/12/2024 |
| 3 | 12/9 The Avenue WINDSOR 3181 | \$445,000 | 28/11/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 24/01/2025 09:29 |
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Property Type: Apartment **Agent Comments**

Indicative Selling Price \$420,000 - \$460,000 **Median Unit Price** December quarter 2024: \$523,000

Comparable Properties



3/313 Dandenong Rd PRAHRAN 3181 (REI)

Price: \$440,000 Method: Private Sale Date: 10/01/2025

Property Type: Apartment

Agent Comments



3/60 Clyde St ST KILDA 3182 (REI/VG)

Agent Comments

Price: \$450,000 Method: Private Sale Date: 21/12/2024

Property Type: Apartment

12/9 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

Price: \$445,000 Method: Private Sale Date: 28/11/2024

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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