

## 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

2/40 WATERLOO CRESCENT ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$230,000

&

\$250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2023

to

30 Sep 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

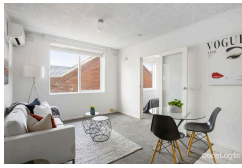
Date of sale

9/50 CARLISLE STREET ST KILDA VIC 3182	\$254,500	11-Sep-24
19/50 CARLISLE STREET ST KILDA VIC 3182	\$270,000	25-Jul-24
1/37 VALE STREET ST KILDA VIC 3182	\$275,000	10-May-24

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: 24 October 2024



**9/50 CARLISLE STREET ST KILDA  
VIC 3182**

Sold Price

<sup>RS</sup>

**\$254,500**

Sold Date

**11-Sep-24**

 1  1  -

Distance

**0.49km**



**19/50 CARLISLE STREET ST KILDA  
VIC 3182**

Sold Price

<sup>RS</sup>

**\$270,000**

Sold Date

**25-Jul-24**

 1  1  1

Distance

**0.49km**



**1/37 VALE STREET ST KILDA VIC  
3182**

Sold Price

**\$275,000**

Sold Date

**10-May-24**

 1  1  -

Distance

**0.46km**

RS = Recent sale

UN = Undisclosed Sale

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