

# 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: 1/24 Crimea Street, 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)

Range between \$625,000 & \$685,000

### Median sale price

Median price: \$600,000  
Property Type: Unit  
Suburb: St Kilda  
Period - From: 01/10/2023 to 31/12/2023  
Source: 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	Price	Date of sale
1	22/174 Peel St WINDSOR 3181	\$670,000	11/11/2023
2	G02/2a Nelson St BALACLAVA 3183	\$660,000	21/09/2023
3	11/45 Wellington St ST KILDA 3182	\$633,000	14/02/2024

**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 six months.~~

This Statement of Information was prepared on: 14/03/2024 09:29

1/24 Crimea Street, St Kilda Vic 3182

WHITEFOX

Ari Barshashet  
0424717391  
ari@whitefoxrealestate.com.au



 2  2  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$625,000 - \$685,000  
**Median Unit Price**  
December quarter 2023: \$600,000

## Comparable Properties



**22/174 Peel St WINDSOR 3181 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$670,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Apartment



**G02/2a Nelson St BALACLAVA 3183 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 21/09/2023  
**Property Type:** Apartment



**11/45 Wellington St ST KILDA 3182 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$633,000  
**Method:** Private Sale  
**Date:** 14/02/2024  
**Property Type:** Apartment

Account - Whitefox Real Estate | P: 96459699



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.