Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 1/14 Crimea Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$390,000		&		\$429,000			
Median sale pr	rice							
Median price	\$529,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	16/102 Park St ST KILDA WEST 3182	\$413,000	10/09/2024
2	48/10 Acland St ST KILDA 3182	\$399,000	04/09/2024
3	5/20a Albion St BALACLAVA 3183	\$400,000	22/08/2024

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:

05/11/2024 08:02







Property Type: Apartment Agent Comments

Indicative Selling Price \$390,000 - \$429,000 Median Unit Price Year ending September 2024: \$529,000

Comparable Properties



16/102 Park St ST KILDA WEST 3182 (REI/VG) Agent Comments



Price: \$413,000 Method: Private Sale Date: 10/09/2024 Property Type: Unit

48/10 Acland St ST KILDA 3182 (REI/VG)

Agent Comments





Price: \$399,000 Method: Private Sale Date: 04/09/2024 Property Type: Unit

5/20a Albion St BALACLAVA 3183 (REI/VG)



Agent Comments



Price: \$400,000 Method: Private Sale Date: 22/08/2024 Property Type: Apartment

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336



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