

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

7/40 Waterloo Crescent, St Kilda Vic 3182

Indicative selling price

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

Range between

\$275,000

&

\$285,000

Median sale price

Median price

\$593,250

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2020

to

31/12/2020

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	10/5 Redan St ST KILDA 3182	\$300,000	27/01/2021
2	7/38 Waterloo Cr ST KILDA 3182	\$278,000	12/01/2021
3			

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:

06/04/2021 15:54

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Indicative Selling Price
\$275,000 - \$285,000
Median Unit Price
December quarter 2020: \$593,250



Property Type: Development Site
(Commercial)

Agent Comments

Comparable Properties



10/5 Redan St ST KILDA 3182 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 27/01/2021

Property Type: Subdivided Flat - Single OYO
Flat



7/38 Waterloo Cr ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$278,000

Method: Private Sale

Date: 12/01/2021

Property Type: Apartment

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.