

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

2/22B Crimea Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$595,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2019

to

31/12/2019

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	3/12 Carlisle Av BALACLAVA 3183	\$495,000	20/02/2020
2	109/233 Dandenong Rd WINDSOR 3181	\$485,000	29/02/2020
3	304F/7 Greeves St ST KILDA 3182	\$480,000	04/03/2020

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:

06/04/2020 10:57



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

December quarter 2019: \$595,500

Comparable Properties

3/12 Carlisle Av BALACLAVA 3183 (VG)

Agent Comments

 2  -  -

Price: \$495,000

Method: Sale

Date: 20/02/2020

Property Type: Strata Unit/Flat



109/233 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments

 2  1  1

Price: \$485,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Apartment



304F/7 Greeves St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$480,000

Method: Sale by Tender

Date: 04/03/2020

Property Type: Apartment