

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address	2/44 Waterloo Crescent, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$400,000	&	\$440,000

Median sale price

Median price	\$530,000	Hou	se	Unit	Х	Suburb	St Kilda
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

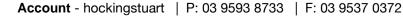
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	2/64 Fitzroy St ST KILDA 3182	\$455,000	22/10/2018
2	46/151-153 Fitzroy St ST KILDA 3182	\$450,000	18/11/2018
3	76/151 Fitzroy St ST KILDA 3182	\$440,000	20/10/2018

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.







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hockingstuart





Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** Year ending December 2018: \$530,000

Comparable Properties



2/64 Fitzroy St ST KILDA 3182 (REI/VG)

Price: \$455,000 Method: Auction Sale Date: 22/10/2018 Rooms: 3

Property Type: Apartment Land Size: 1998 sqm approx

46/151-153 Fitzroy St ST KILDA 3182 (REI)





Price: \$450,000

Method: Sold After Auction

Date: 18/11/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments



76/151 Fitzroy St ST KILDA 3182 (REI)





Price: \$440,000 Method: Auction Sale Date: 20/10/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





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