

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

45 Crimea Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,675,000

Property Type House

Suburb St Kilda

Period - From 10/06/2019

to

09/06/2020

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	1/21 Tennyson St ELWOOD 3184	\$1,300,000	19/04/2020
2	8 Duke St ST KILDA 3182	\$1,292,500	01/03/2020
3	28 Nightingale St BALACLAVA 3183	\$1,255,000	22/02/2020

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:

10/06/2020 15:18



3 1 0

Rooms: 5
Property Type: House
Land Size: 227 sqm approx
Agent Comments

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Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
10/06/2019 - 09/06/2020: \$1,675,000

Comparable Properties



1/21 Tennyson St ELWOOD 3184 (REI)

Agent Comments

3 1 2

Price: \$1,300,000
Method: Private Sale
Date: 19/04/2020
Property Type: House



8 Duke St ST KILDA 3182 (REI/VG)

Agent Comments

3 1 -

Price: \$1,292,500
Method: Private Sale
Date: 01/03/2020
Property Type: House (Res)
Land Size: 184 sqm approx



28 Nightingale St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 -

Price: \$1,255,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 4
Property Type: House (Res)
Land Size: 172 sqm approx