# 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

17/40 Waterloo Crescent, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the meaning of this	s price see	consumer.vic.gov.au/underquoting
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Single price \$275,000

#### Median sale price

Median price	\$575,000	Pro	perty Type Uni	t		Suburb	St Kilda
Period - From	01/01/2021	to	31/03/2021	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.

Ade	dress of comparable property	Price	Date of sale
1	7/40 Waterloo Cr ST KILDA 3182	\$276,000	21/04/2021
2	7/38 Waterloo Cr ST KILDA 3182	\$278,000	12/01/2021
3	7/104 Alexandra St ST KILDA EAST 3183	\$275,000	10/05/2021

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:

17/06/2021 09:44









Rooms: 2 Property Type: Apartment Land Size: 35 sqm approx Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

> Indicative Selling Price \$275,000 Median Unit Price March quarter 2021: \$575,000

# **Comparable Properties**

7/40 Waterloo Cr ST KILDA 3182 (VG)



Price: \$276,000 Method: Sale Date: 21/04/2021 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



7/104 Alexandra St ST KILDA EAST 3183 (REI) Agent Comments



Price: \$275,000 Method: Sold Before Auction Date: 10/05/2021 Property Type: Flat

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.