

# 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](http://consumer.vic.gov.au/underquoting)

Single price

\$275,000

### Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2021

to

31/03/2021

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	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



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**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)

**Agent Comments**

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**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**

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**Price:** \$278,000  
**Method:** Private Sale  
**Date:** 12/01/2021  
**Property Type:** Apartment



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

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