

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 3/21 Waterloo Crescent, St Kilda Vic 3182

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$520,000 House Unit X Suburb St Kilda

Period - From 01/04/2018 to 31/03/2019 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	6/101 Barkly St ST KILDA 3182	\$599,950	24/06/2019
2	2/24 Park St ST KILDA WEST 3182	\$575,000	07/05/2019
3	8/154 Alma Rd ST KILDA EAST 3183	\$546,500	25/05/2019

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.



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$540,000 - \$580,000

Median Unit Price

Year ending March 2019: \$520,000

Comparable Properties



6/101 Barkly St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$599,950

Method: Sale by Tender

Date: 24/06/2019

Rooms: -

Property Type: Apartment



2/24 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 07/05/2019

Rooms: -

Property Type: Apartment



8/154 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$546,500

Method: Auction Sale

Date: 25/05/2019

Rooms: -

Property Type: Apartment