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

4/36 Waterloo Crescent, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$250,000		&		\$270,000				
Median sale price									
Median price	\$520,000	Pro	operty Type	Unit			Suburb	St Kilda	
Period - From	01/01/2024	to	31/12/2024		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.

Add	dress of comparable property	Price	Date of sale
1	6/50 Wellington St ST KILDA 3182	\$257,500	03/01/2025
2	14/83 Westbury St ST KILDA EAST 3183	\$259,000	23/09/2024
3	9/50 Carlisle St ST KILDA 3182	\$254,500	09/09/2024

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:

20/01/2025 17:01









Rooms: 2 Property Type: Unit Agent Comments Indicative Selling Price \$250,000 - \$270,000 Median Unit Price Year ending December 2024: \$520,000

Comparable Properties

6/50 Wellington St ST KILDA 3182 (REI) 1 1 1 1 1 1 1 Price: \$257,500 Method: Private Sale Date: 03/01/2025 Property Type: Apartment	Agent Comments
14/83 Westbury St ST KILDA EAST 3183 (REI/VG) 1 1	Agent Comments
9/50 Carlisle St ST KILDA 3182 (REI/VG) 1 1 1 1 1 1 Price: \$254,500 Method: Private Sale Date: 09/09/2024 Property Type: Apartment	Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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