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	12/38 WATERLOO CRESCENT ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$520,000	Property type	Unit	Suburb	St Kilda
Period-from	01 May 2022	to	30 Apr 2023	Source	Corelogic

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 6 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
8/47 ALMA ROAD ST KILDA VIC 3182	$315,000	15-Nov-22
1/38 WATERLOO CRESCENT ST KILDA VIC 3182	$305,000	04-Apr-23
1/5 REDAN STREET ST KILDA VIC 3182	$315,000	15-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 05 May 2023

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8/47 ALMA ROAD ST KILDA VIC 3182

1 1 1

Sold Price **$315,000** Sold Date **15-Nov-22**

Distance **0.35km**



1/38 WATERLOO CRESCENT ST KILDA VIC 3182

1 1 1

Sold Price **$305,000** Sold Date **04-Apr-23**

Distance **0km**



1/5 REDAN STREET ST KILDA VIC 3182

1 1 1

Sold Price **$315,000** Sold Date **15-Nov-22**

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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