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	2/44 Waterloo Crescent, St Kilda Vic 3182

Indicative selling price

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

Single price $415,000

Median sale price

Median price $521,000 Property Type Unit Suburb St Kilda

Period - From 01/07/2022 to 30/09/2022 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	2/45 Clyde St ST KILDA 3182	$419,500	02/09/2022
2	8/2 Emilton Av ST KILDA 3182	$418,750	05/08/2022
3	5/26 Burnett St ST KILDA 3182	$415,000	20/05/2022

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: 05/11/2022 16:23

2/44 Waterloo Crescent, St Kilda Vic 3182



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$415,000
Median Unit Price
September quarter 2022: $521,000

Comparable Properties



2/45 Clyde St ST KILDA 3182 (REI/VG)

1 1 1

Price: $419,500
Method: Private Sale
Date: 02/09/2022
Rooms: 2
Property Type: Apartment

Agent Comments



8/2 Emilton Av ST KILDA 3182 (REI/VG)

1 1 1

Price: $418,750
Method: Private Sale
Date: 05/08/2022
Property Type: Apartment

Agent Comments



5/26 Burnett St ST KILDA 3182 (REI/VG)

1 1 1

Price: $415,000
Method: Private Sale
Date: 20/05/2022
Property Type: Apartment

Agent Comments

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

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