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	43 Crimea Street, St Kilda Vic 3182

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,880,000 Property Type House Suburb St Kilda

Period - From 01/01/2021 to 31/12/2021 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	187 Alma Rd ST KILDA EAST 3183	$1,570,000	12/12/2021
2	10 Young St ST KILDA EAST 3183	$1,520,000	06/11/2021
3	3 Sunhill Ct ST KILDA EAST 3183	$1,450,000	10/12/2021

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: 27/01/2022 13:27

43 Crimea Street, St Kilda Vic 3182



3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending December 2021: $1,880,000

Comparable Properties



187 Alma Rd ST KILDA EAST 3183 (REI/VG)

3 1 -

Price: $1,570,000
Method: Auction Sale
Date: 12/12/2021
Property Type: House (Res)
Land Size: 275 sqm approx

Agent Comments



10 Young St ST KILDA EAST 3183 (REI/VG)

3 2 -

Price: $1,520,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 132 sqm approx

Agent Comments



3 Sunhill Ct ST KILDA EAST 3183 (REI)

4 2 1

Price: $1,450,000
Method: Sold Before Auction
Date: 10/12/2021
Property Type: House (Res)
Land Size: 309 sqm approx

Agent Comments

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

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