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	21/40 Waterloo Crescent, St Kilda, VIC 3182

Indicative selling price

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

Single price	$279,000	or range between		&

Median sale price

Median price	$ 550,000	Property type	Unit	Suburb	ST KILDA
Period - From	23/09/2021	to	22/03/2022	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	3/38 Waterloo Crescent St Kilda Vic 3182	$269,000	2021-12-13
2	1/8 Charles Street Prahran Vic 3181	$295,000	2021-12-21
3	8/5-9 Fulton Street St Kilda East Vic 3183	$273,000	2022-02-24

This Statement of Information was prepared on: 22/03/2022

CONSUMER AFFAIRS VICTORIA