

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

10/40 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

\$305,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,475,000

Property type

House

Suburb

St Kilda

Period-from

01 May 2023

to

30 Apr 2024

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

9/50 WELLINGTON STREET ST KILDA VIC 3182	\$307,000	30-Mar-24
21/54 BALSTON STREET BALACLAVA VIC 3183	\$310,000	31-Mar-24
6/62 LANSDOWNE ROAD ST KILDA EAST VIC 3183	\$317,000	25-Mar-24

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: 06 May 2024



**9/50 WELLINGTON STREET ST
KILDA VIC 3182**

1 1 1

Sold Price **\$307,000** Sold Date **30-Mar-24**

Distance **0.66km**



**21/54 BALSTON STREET
BALACLAVA VIC 3183**

1 1 1

Sold Price **\$310,000** Sold Date **31-Mar-24**

Distance **1.45km**

AND LANSDOWNE ROAD, SAINT KILDA EAST



**6/62 LANSDOWNE ROAD ST
KILDA EAST VIC 3183**

1 1 1

Sold Price ^{RS} **\$317,000** Sold Date **25-Mar-24**

Distance **2.06km**

RS = Recent sale UN = Undisclosed Sale

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