

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

14/40 Waterloo Crescent, St Kilda Vic 3182

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2023

to

31/12/2023

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	9/57 Chapel St ST KILDA 3182	\$310,000	31/01/2024
2	8/24 Prentice St ST KILDA EAST 3183	\$295,000	08/01/2024
3	14/36 Waterloo Cr ST KILDA 3182	\$290,000	10/01/2024

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:

06/03/2024 11:13



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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$299,000
Median Unit Price
December quarter 2023: \$600,000

Comparable Properties



9/57 Chapel St ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$310,000
Method: Private Sale
Date: 31/01/2024
Property Type: Apartment



8/24 Prentice St ST KILDA EAST 3183 (VG)

Agent Comments

1 - -

Price: \$295,000
Method: Sale
Date: 08/01/2024
Property Type: Strata Unit/Flat



14/36 Waterloo Cr ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$290,000
Method: Private Sale
Date: 10/01/2024
Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455