

# 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 5/32 Crimea Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$370,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2023 to 31/03/2024 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	6/59 Alma Rd ST KILDA 3182	\$370,000	11/05/2024
2	3/33 Charnwood Rd ST KILDA 3182	\$367,000	12/05/2024
3	1/31 Orange Gr BALACLAVA 3183	\$362,000	18/05/2024

**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: 22/06/2024 12:28



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$350,000 - \$370,000

**Median Unit Price**

Year ending March 2024: \$530,000

## Comparable Properties



**6/59 Alma Rd ST KILDA 3182 (REI)**

Agent Comments

1   1   1

**Price:** \$370,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** Apartment



**3/33 Charnwood Rd ST KILDA 3182 (REI)**

Agent Comments

1   1   1

**Price:** \$367,000

**Method:** Auction Sale

**Date:** 12/05/2024

**Property Type:** Apartment



**1/31 Orange Gr BALACLAVA 3183 (REI)**

Agent Comments

1   1   -

**Price:** \$362,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** Apartment

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