Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	5/32 Crimea Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Range between	\$350,000	&	\$370,000
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Median sale price

Median price	\$530,000	Pro	perty Type U	nit]	Suburb	St Kilda
Period - From	01/04/2023	to	31/03/2024	S	ource	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

Add	dress 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 comparableproperties 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











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)

1





Price: \$370,000 Method: Auction Sale

Date: 11/05/2024 **Property Type:** Apartment

Agent Comments



3/33 Charnwood Rd ST KILDA 3182 (REI)

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Price: \$367,000 Method: Auction Sale Date: 12/05/2024

Property Type: Apartment

Agent Comments



1/31 Orange Gr BALACLAVA 3183 (REI)





6 -

Price: \$362,000 Method: Auction Sale Date: 18/05/2024

Property Type: Apartment

Agent Comments

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





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