Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$310,000

Property	offered t	for sale
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Address	5/34 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

	Range between	\$310,000	&	\$330,000
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Median sale price

Median price	\$600,000	Pro	perty 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.

Add	dress of comparable property	Price	Date of sale
1	7/72 Barkly St ST KILDA 3182	\$330,000	07/10/2023
2	11/15-17 Crimea St ST KILDA 3182	\$320,000	23/10/2023
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OR

3

9/57 Chapel St ST KILDA 3182

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 10:38



31/01/2024







Rooms: 3

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$310,000 - \$330,000 **Median Unit Price** December quarter 2023: \$600,000

Comparable Properties



7/72 Barkly St ST KILDA 3182 (REI/VG)





Price: \$330,000 Method: Auction Sale Date: 07/10/2023 Property Type: Unit

Agent Comments



11/15-17 Crimea St ST KILDA 3182 (REI)







Price: \$320,000 Method: Private Sale Date: 23/10/2023

Property Type: Apartment

Agent Comments



9/57 Chapel St ST KILDA 3182 (REI)





Price: \$310.000 Method: Private Sale Date: 31/01/2024

Property Type: Apartment

Agent Comments

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





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