Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 6/34 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 |
|-------------------------------------|
|-------------------------------------|

Median sale price

| Median price \$530,000 | Property Type U | nit | 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 | 3/240 Barkly St ST KILDA 3182 | \$330,000 | 25/03/2024 |
| 2 | 5/34 Crimea St ST KILDA 3182 | \$320,588 | 28/03/2024 |
| 3 | 21/54 Balston St BALACLAVA 3183 | \$310,000 | 31/03/2024 |

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: | 07/06/2024 10:50 |
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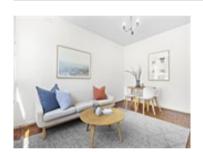






Indicative Selling Price \$310,000 - \$330,000 **Median Unit Price** Year ending March 2024: \$530,000

Comparable Properties



3/240 Barkly St ST KILDA 3182 (REI/VG)

Price: \$330,000 Method: Private Sale Date: 25/03/2024

Property Type: Apartment

Agent Comments



5/34 Crimea St ST KILDA 3182 (REI/VG)



Price: \$320,588

Method: Sold Before Auction

Date: 28/03/2024 Property Type: Unit Agent Comments



21/54 Balston St BALACLAVA 3183 (VG)

Price: \$310.000 Method: Sale Date: 31/03/2024

Property Type: Strata Flat - Single OYO Flat

Agent Comments

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



