

# 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 6/34 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 \$310,000 & \$330,000

### 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	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



**Property Type:** Strata Unit/Flat

Agent Comments

**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)**

Agent Comments



**Price:** \$330,000

**Method:** Private Sale

**Date:** 25/03/2024

**Property Type:** Apartment



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

Agent Comments



**Price:** \$320,588

**Method:** Sold Before Auction

**Date:** 28/03/2024

**Property Type:** Unit



**21/54 Balston St BALACLAVA 3183 (VG)**

Agent Comments



**Price:** \$310,000

**Method:** Sale

**Date:** 31/03/2024

**Property Type:** Strata Flat - Single OYO Flat

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