

# 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

9 Waterloo Crescent, St Kilda Vic 3182

### Indicative selling price

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

Range between

\$1,500,000

&

\$1,550,000

### Median sale price

Median price

\$1,570,000

Property Type

House

Suburb

St Kilda

Period - From

01/10/2022

to

30/09/2023

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.

	Address of comparable property	Price	Date of sale
1	10 Glenmark Av ST KILDA 3182	\$1,600,000	18/10/2023
2	18 Prentice St ST KILDA EAST 3183	\$1,530,000	28/10/2023
3	7 Penleigh Ct ST KILDA EAST 3183	\$1,460,000	15/11/2023

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:

06/12/2023 13:13



3 1 0

**Property Type:** House

Agent Comments

## Comparable Properties



**10 Glenmark Av ST KILDA 3182 (REI)**

Agent Comments

3 2 -

**Price:** \$1,600,000

**Method:** Sold Before Auction

**Date:** 18/10/2023

**Property Type:** House (Res)

**Land Size:** 178 sqm approx



**18 Prentice St ST KILDA EAST 3183 (REI)**

Agent Comments

3 1 -

**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)



**7 Penleigh Ct ST KILDA EAST 3183 (REI)**

Agent Comments

3 1 2

**Price:** \$1,460,000

**Method:** Sold Before Auction

**Date:** 15/11/2023

**Property Type:** House (Res)