Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Waterloo Crescent, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,500,000		&		\$1,550,000			
Median sale pi	rice							
Median price	\$1,570,000	Pro	operty Type	Hou	se		Suburb	St Kilda
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ad	dress 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



JellisCraig





Property Type: House Agent Comments Sam Hobbs 386445500 0404 164 444 samhobbs@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,550,000 Median House Price Year ending September 2023: \$1,570,000

Comparable Properties



10 Glenmark Av ST KILDA 3182 (REI)



Price: \$1,600,000 Method: Sold Before Auction Date: 18/10/2023 Property Type: House (Res) Land Size: 178 sqm approx Agent Comments

Agent Comments



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18 Prentice St ST KILDA EAST 3183 (REI)

Price: \$1,530,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res)

7 Penleigh Ct ST KILDA EAST 3183 (REI)

1 3 **1 2**

Agent Comments



Price: \$1,460,000 Method: Sold Before Auction Date: 15/11/2023 Property Type: House (Res)

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



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