

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

2d Waterloo Crescent, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000 & \$1,525,000

Median sale price

Median price \$1,040,000 Property Type Townhouse Suburb St Kilda

Period - From 19/01/2023 to 18/01/2024 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	4 Little Grey St ST KILDA 3182	\$1,540,000	21/09/2023
2	3/53a Jackson St ST KILDA 3182	\$1,470,000	31/10/2023
3			

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: 19/01/2024 09:59



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Property Type: House
Land Size: 639 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,525,000
Median Townhouse Price
19/01/2023 - 18/01/2024: \$1,040,000

Comparable Properties



4 Little Grey St ST KILDA 3182 (REI/VG)

Agent Comments

3 3 1

Price: \$1,540,000
Method: Private Sale
Date: 21/09/2023
Property Type: Townhouse (Single)
Land Size: 563 sqm approx



3/53a Jackson St ST KILDA 3182 (REI/VG)

Agent Comments

3 3 2

Price: \$1,470,000
Method: Private Sale
Date: 31/10/2023
Property Type: Townhouse (Single)

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.

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455