

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

16 Waterloo Crescent, St Kilda Vic 3182

Indicative selling price

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

Single price \$2,200,000

Median sale price

Median price \$1,181,000

Property Type House

Suburb St Kilda

Period - From 01/01/2023

to 31/03/2023

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	193 Canterbury Rd ST KILDA WEST 3182	\$2,300,000	10/05/2023
2	410 High St WINDSOR 3181	\$2,270,000	25/05/2023
3	1 Alma Gr ST KILDA 3182	\$2,200,000	27/05/2023

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:

06/06/2023 11:46



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Property Type:
Agent Comments

Indicative Selling Price
 \$2,200,000
Median House Price
 March quarter 2023: \$1,181,000

Comparable Properties



193 Canterbury Rd ST KILDA WEST 3182 (REI) **Agent Comments**

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Price: \$2,300,000
Method: Private Sale
Date: 10/05/2023
Property Type: House
Land Size: 263 sqm approx



410 High St WINDSOR 3181 (VG)

Agent Comments

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Price: \$2,270,000
Method: Sale
Date: 25/05/2023
Property Type: Retail (Com)



1 Alma Gr ST KILDA 3182 (REI)

Agent Comments

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  2
  1

Price: \$2,200,000
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336