

## 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 1/21 Waterloo Crescent, 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)

Single price \$335,000

#### Median sale price

Median price \$522,500 House Unit X Suburb St Kilda

Period - From 01/10/2016 to 30/09/2017 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	411/594 St Kilda Rd MELBOURNE 3004	\$340,000	28/09/2017
2	5/133 Alma Rd ST KILDA EAST 3183	\$325,000	23/09/2017
3	4/54 Balston St BALACLAVA 3183	\$295,000	28/09/2017

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.~~



1   -  

**Rooms:**  
**Property Type:** Flat  
**Land Size:** 450.901 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$335,000  
**Median Unit Price**  
Year ending September 2017: \$522,500

## Comparable Properties



411/594 St Kilda Rd MELBOURNE 3004 (REI)   **Agent Comments**

1   1   1

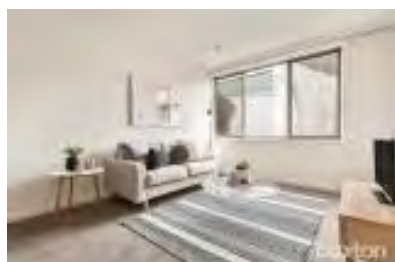
**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 28/09/2017  
**Rooms:** -  
**Property Type:** Apartment



5/133 Alma Rd ST KILDA EAST 3183 (REI)   **Agent Comments**

1   1   -

**Price:** \$325,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** 2  
**Property Type:** Apartment



4/54 Balston St BALACLAVA 3183 (REI)   **Agent Comments**

1   1   1

**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 28/09/2017  
**Rooms:** -  
**Property Type:** Apartment