

## 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 10/36 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)

Range between \$260,000 & \$280,000

#### Median sale price

Median price \$527,500 House Unit X Suburb St Kilda

Period - From 01/01/2017 to 31/12/2017 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	205/153b High St PRAHRAN 3181	\$280,000	14/11/2017
2	202/363 Beaconsfield Pde ST KILDA WEST 3182	\$277,000	06/10/2017
3	17/11 Balaclava Rd ST KILDA EAST 3183	\$275,000	16/10/2017

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.



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**Rooms:**  
**Property Type:** Unit  
 Agent Comments

**Indicative Selling Price**  
 \$260,000 - \$280,000  
**Median Unit Price**  
 Year ending December 2017: \$527,500

## Comparable Properties



**205/153b High St PRAHRAN 3181 (REI/VG)**    Agent Comments

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**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 14/11/2017  
**Rooms:** -  
**Property Type:** Apartment



**202/363 Beaconsfield Pde ST KILDA WEST 3182 (REI/VG)**    Agent Comments

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**Price:** \$277,000  
**Method:** Private Sale  
**Date:** 06/10/2017  
**Rooms:** -  
**Property Type:** Apartment



**17/11 Balaclava Rd ST KILDA EAST 3183 (VG)**    Agent Comments

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**Price:** \$275,000  
**Method:** Sale  
**Date:** 16/10/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat