

#### Property offered for sale

Address: 15/44 Waterloo Crescent St Kilda

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$410,000 & \$450,000

#### Median sale price

Median price: \$518,750 Unit Suburb: St Kilda  
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### Comparable property sales

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.



#### 24/62 Wellington St ST KILDA

1  1  1 

Impressively proportioned and filled with natural light, this superbly finished and immaculate one bedroom apartment

**Sold by Auction** \$451,000  
**Date Sold** Jun 2017



#### 3/244 Barkly St ST KILDA

1  1  1 

Gloss, glamour & a great location.... one bedroom's don't get more sophisticated than this extravagant apartment. Featuring

**Sold by Private Sale** \$390,000  
**Date Sold** May 2017



#### 210/78 Inkerman St ST KILDA

1  1  1 

Built by "Neo Metro", this large one bedroom apartment delights with an open plan living and dining space featuring stylish

**Sold by Private Sale** \$422,000  
**Date Sold** Apr 2017