

# 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

17/14 Crimea Street, 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 \$390,000

&

\$420,000

### Median sale price

Median price \$570,000

Property Type Unit

Suburb St Kilda

Period - From 28/06/2020

to

27/06/2021

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	5/77 Westbury St ST KILDA EAST 3183	\$400,000	26/06/2021
2	5/10 Gurner St ST KILDA 3182	\$415,000	23/04/2021
3	2/26 The Avenue BALACLAVA 3183	\$420,000	19/04/2021

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:

28/06/2021 12:10

Rochelle Butt

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**Indicative Selling Price**

\$390,000 - \$420,000

**Median Unit Price**

28/06/2020 - 27/06/2021: \$570,000



1 1 1

**Rooms:** 2

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**5/77 Westbury St ST KILDA EAST 3183 (REI)**

**Agent Comments**

1 1 1

**Price:** \$400,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** Unit



**5/10 Gurner St ST KILDA 3182 (REI)**

**Agent Comments**

1 1 1

**Price:** \$415,000

**Method:** Sold Before Auction

**Date:** 23/04/2021

**Property Type:** Apartment



**2/26 The Avenue BALACLAVA 3183 (VG)**

**Agent Comments**

1 - -

**Price:** \$420,000

**Method:** Sale

**Date:** 19/04/2021

**Property Type:** Subdivided Flat - Single OYO Flat