

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

205/24 CRIMEA STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

53/352 CANTERBURY ROAD ST KILDA VIC 3182	\$470,000	02-Oct-23
713/163 FITZROY STREET ST KILDA VIC 3182	\$480,000	23-Sep-23
1606/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$465,000	19-Jan-24

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 6 months.

This Statement of Information was prepared on: 14 February 2024



**53/352 CANTERBURY ROAD ST
KILDA VIC 3182**

1 1 1

Sold Price

\$470,000

Sold Date **02-Oct-23**

Distance **0.99km**



**713/163 FITZROY STREET ST KILDA
VIC 3182**

1 1 1

Sold Price

\$480,000

Sold Date **23-Sep-23**

Distance **0.73km**



**1606/3-5 ST KILDA ROAD ST
KILDA VIC 3182**

1 1 1

Sold Price

^{RS} **\$465,000**

Sold Date **19-Jan-24**

Distance **0.46km**



**27A/352 CANTERBURY ROAD ST
KILDA VIC 3182**

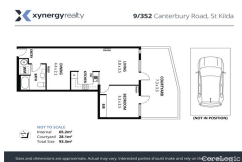
1 1 1

Sold Price

\$450,000

Sold Date **12-Oct-23**

Distance **1.03km**



**9/352 CANTERBURY ROAD ST
KILDA VIC 3182**

1 1 1

Sold Price

\$475,000

Sold Date **18-Sep-23**

Distance **1.03km**



**30/126 CARLISLE STREET ST
KILDA VIC 3182**

1 1 1

Sold Price

\$496,000

Sold Date **06-Dec-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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