

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

3/11 Mitchell Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,570,000 Property Type House Suburb St Kilda

Period - From 01/10/2022 to 30/09/2023 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	10 Boondara Gr ST KILDA EAST 3183	\$1,660,000	29/07/2023
2	10 Glenmark Av ST KILDA 3182	\$1,600,000	18/10/2023
3	3 Malakoff St ST KILDA EAST 3183	\$1,500,000	01/11/2023

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:

21/11/2023 17:05

Sam Hobbs

386445500

0404 164 444

samhobbs@jellisrcraig.com.au

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending September 2023: \$1,570,000



3 2 0

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



10 Boondara Gr ST KILDA EAST 3183 (REI/VG) Agent Comments

3 2 2

Price: \$1,660,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 234 sqm approx



10 Glenmark Av ST KILDA 3182 (REI)

Agent Comments

3 2 -

Price: \$1,600,000

Method: Sold Before Auction

Date: 18/10/2023

Property Type: House (Res)

Land Size: 178 sqm approx



3 Malakoff St ST KILDA EAST 3183 (REI)

Agent Comments

3 2 -

Price: \$1,500,000

Method: Private Sale

Date: 01/11/2023

Property Type: House

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393