Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 6/23 Mitford Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$450,000		&		\$480,000			
Median sale p	rice							
Median price	\$535,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/04/2022	to	31/03/2023		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	113/78 Inkerman St ST KILDA 3182	\$480,000	02/04/2023
2	3/54 Tennyson St ELWOOD 3184	\$477,500	18/06/2022
3	211/7 Greeves St ST KILDA 3182	\$476,000	07/03/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

30/06/2023 10:58









Property Type: Apartment Agent Comments

James Fitzpatrick 03 9810 5000 0439 467 040 jamesfitzpatrick@jelliscraig.com.au

Indicative Selling Price \$450,000 - \$480,000 Median Unit Price Year ending March 2023: \$535,000

Comparable Properties



113/78 Inkerman St ST KILDA 3182 (REI/VG) Agent Comments



Price: \$480,000 Method: Private Sale Date: 02/04/2023 Property Type: Apartment

Agent Comments



Price: \$477,500 Method: Auction Sale Date: 18/06/2022 Property Type: Unit

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211/7 Greeves St ST KILDA 3182 (REI)

3/54 Tennyson St ELWOOD 3184 (REI/VG)

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Agent Comments



Price: \$476,000 Method: Private Sale Date: 07/03/2023 Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



property data

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