

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address 6/23 Mitford Street, St Kilda Vic 3182  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$480,000

### Median sale price

Median price \$535,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2022 to 31/03/2023 Source 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.

	Address 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



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**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments

1 1 1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 02/04/2023

**Property Type:** Apartment



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

Agent Comments

1 1 1

**Price:** \$477,500

**Method:** Auction Sale

**Date:** 18/06/2022

**Property Type:** Unit



211/7 Greeves St ST KILDA 3182 (REI)

Agent Comments

1 1 1

**Price:** \$476,000

**Method:** Private Sale

**Date:** 07/03/2023

**Property Type:** Apartment