

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 23 Mitchell Street, St Kilda, VIC 3182

Indicative selling price

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

Single price \$1,700,000 or range between &

Median sale price

Median price \$1,464,000 Property type House Suburb ST KILDA
Period - From 16/09/2023 to 15/09/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	19 Hartpury Avenue Elwood Vic 3184	\$1,685,000	2024-08-17
2	5 Lambeth Place St Kilda Vic 3182	\$1,790,000	2024-08-03
3	28 Alexandra Street St Kilda East Vic 3183	\$1,700,000	2024-05-14

This Statement of Information was prepared on: 16/09/2024

