Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	16/31 Burnett Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

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

Range between \$520,000	&	\$550,000
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Median sale price

Median price	\$530,000	Pro	perty Type	Jnit		Suburb	St Kilda
Period - From	01/04/2023	to	31/03/2024		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

,	and the companion property		Date of care
1	7/42 Burnett St ST KILDA 3182	\$550,000	03/05/2024
2	36/1a St Kilda Rd ST KILDA 3182	\$548,888	06/02/2024
3	109/25-29 Alma Rd ST KILDA 3182	\$520,000	18/03/2024

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:	09/07/2024 16:04



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$520,000 - \$550,000 **Median Unit Price** Year ending March 2024: \$530,000

Comparable Properties

7/42 Burnett St ST KILDA 3182 (VG)

Price: \$550,000 Method: Sale Date: 03/05/2024

Property Type: Strata Flat - Single OYO Flat

Agent Comments



36/1a St Kilda Rd ST KILDA 3182 (REI/VG)





Price: \$548,888 Method: Private Sale Date: 06/02/2024

Property Type: Apartment

Agent Comments



109/25-29 Alma Rd ST KILDA 3182 (REI)



Price: \$520.000 Method: Private Sale Date: 18/03/2024

Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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