

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

18/25 MITFORD STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

14/19 MITFORD STREET ST KILDA VIC 3182	\$738,000	05-May-23
8/20 TENNYSON STREET ST KILDA VIC 3182	\$765,000	17-Jun-23
10/5 DICKENS STREET ELWOOD VIC 3184	\$745,000	08-Jul-23

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 6 months.~~

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**14/19 MITFORD STREET ST KILDA
 VIC 3182**

Sold Price

^{RS} **\$738,000**

Sold Date **05-May-23**

2 1 2

Distance **0.06km**



**8/20 TENNYSON STREET ST KILDA
 VIC 3182**

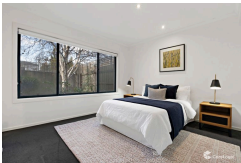
Sold Price

^{RS} **\$765,000**

Sold Date **17-Jun-23**

2 2 1

Distance **0.44km**



**10/5 DICKENS STREET ELWOOD
 VIC 3184**

Sold Price

^{RS} **\$745,000**

Sold Date **08-Jul-23**

2 2 2

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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