

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 5/19 Mitford Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$525,000 Property Type Unit Suburb St Kilda

Period - From 01/07/2023 to 30/09/2023 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	Price	Date of sale
1	1/129-131 Argyle St ST KILDA 3182	\$638,000	19/10/2023
2	2/22 Mitford St ST KILDA 3182	\$630,000	23/09/2023
3	12/64 Alma Rd ST KILDA 3182	\$611,000	26/07/2023

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: 26/10/2023 11:46



Rooms: 4

Property Type: Flat

Land Size: 1005.291 sqm approx

Agent Comments

Comparable Properties



1/129-131 Argyle St ST KILDA 3182 (REI)

Agent Comments



Price: \$638,000

Method: Sold Before Auction

Date: 19/10/2023

Property Type: Apartment



2/22 Mitford St ST KILDA 3182 (REI)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Unit



12/64 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$611,000

Method: Sold Before Auction

Date: 26/07/2023

Property Type: Apartment

Land Size: 1309 sqm approx