

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

6/31 Burnett Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$600,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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	15/131 Brighton Rd ELWOOD 3184	\$520,000	21/10/2023
2	20/10 Mitford St ST KILDA 3182	\$510,000	06/02/2024
3	4/28 Carlisle St ST KILDA 3182	\$500,000	29/02/2024

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:

26/03/2024 13:03



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$480,000 - \$528,000
Median Unit Price
December quarter 2023: \$600,000

Comparable Properties



15/131 Brighton Rd ELWOOD 3184 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Apartment



20/10 Mitford St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$510,000
Method: Sold Before Auction
Date: 06/02/2024
Property Type: Apartment



4/28 Carlisle St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$500,000
Method: Private Sale
Date: 29/02/2024
Property Type: Apartment

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400