

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

8/12 Mitford Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$595,000

&

\$650,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2022

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 | 5/362 Carlisle St BALACLAVA 3183 | \$650,000 | 14/09/2023 |
| 2 | 3/3 Eildon Ct ST KILDA 3182 | \$640,000 | 11/11/2023 |
| 3 | 16/10a Mitford St ST KILDA 3182 | \$635,000 | 04/10/2023 |

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:

10/01/2024 15:26



2 1 1

Property Type: Apartment
Land Size: 77 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median Unit Price
Year ending September 2023: \$530,000

Comparable Properties



5/362 Carlisle St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 -

Price: \$650,000
Method: Sold Before Auction
Date: 14/09/2023
Property Type: Apartment



3/3 Eildon Ct ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$640,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Unit



16/10a Mitford St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$635,000
Method: Private Sale
Date: 04/10/2023
Property Type: Apartment

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