

## 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

6/30a Mitford Street, St Kilda Vic 3182

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$630,000

## Median sale price

Median price \$500,000

House

Unit

X

Suburb St Kilda

Period - From 01/10/2018

to

31/12/2018

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 | 15/14a Chapel St ST KILDA 3182 | \$645,000 | 14/01/2019   |
| 2 | 1/4 Southey Ct ELWOOD 3184     | \$615,000 | 23/02/2019   |
| 3 | 9/45 Spray St ELWOOD 3184      | \$610,000 | 05/03/2019   |

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.~~

6/30a Mitford Street, St Kilda Vic 3182

Chisholm&Gamon

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**Indicative Selling Price**

\$630,000

**Median Unit Price**

December quarter 2018: \$500,000



2 1 0

**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**15/14a Chapel St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$645,000

**Method:** Private Sale

**Date:** 14/01/2019

**Rooms:** -

**Property Type:** Apartment



**1/4 Southey Ct ELWOOD 3184 (REI)**

**Agent Comments**

2 1 -

**Price:** \$615,000

**Method:** Auction Sale

**Date:** 23/02/2019

**Rooms:** -

**Property Type:** Apartment



**9/45 Spray St ELWOOD 3184 (REI)**

**Agent Comments**

2 1 1

**Price:** \$610,000

**Method:** Sold Before Auction

**Date:** 05/03/2019

**Rooms:** 3

**Property Type:** Apartment