

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

19/23 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 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

G06/80 CARLISLE STREET ST KILDA VIC 3182	\$390,000	17-Jun-23
110/72 ACLAND STREET ST KILDA VIC 3182	\$390,000	05-Oct-23
4/45 CLYDE STREET ST KILDA VIC 3182	\$399,500	12-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.~~

This Statement of Information was prepared on: 11 December 2023



**G06/80 CARLISLE STREET ST
KILDA VIC 3182**

 1  1  1

Sold Price **\$390,000** Sold Date **17-Jun-23**

Distance **0.63km**



**110/72 ACLAND STREET ST KILDA
VIC 3182**

 1  1  1

Sold Price ^{RS} **\$390,000** ^{UN} Sold Date **05-Oct-23**

Distance **0.66km**



**4/45 CLYDE STREET ST KILDA VIC
3182**

 1  1  1

Sold Price **\$399,500** Sold Date **12-Jul-23**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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