

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

1/10A 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

or range
between

\$900,000

&

\$955,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,500

Property type

Flats

Suburb

St Kilda

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/10 TENNYSON STREET ST KILDA VIC 3182	\$900,000	12-Sep-24
13/355 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$912,000	23-Aug-24

OR

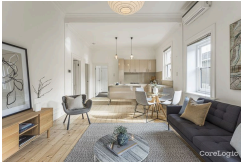
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 03 December 2024

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**3/10 TENNYSON STREET ST KILDA
VIC 3182**

Sold Price

\$900,000

Sold Date

12-Sep-24

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Distance

0.4km**13/355 BEACONSFIELD PARADE
ST KILDA WEST VIC 3182**

Sold Price

\$912,000

Sold Date

23-Aug-24

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Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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