

# 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

2 Mitchell 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)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,737,500

Property Type House

Suburb St Kilda

Period - From 01/04/2021

to

31/03/2022

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 Edward St BALACLAVA 3183	\$1,760,000	04/06/2022
2	265 Barkly St ST KILDA 3182	\$1,600,000	29/04/2022
3	27 Blenheim St BALACLAVA 3183	\$1,526,750	04/06/2022

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:

23/06/2022 08:20

Brendan Walker

03 8578 0388

0459 763 955

brendanwalker@theagency.com.au

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

Year ending March 2022: \$1,737,500



3 2

**Property Type:** House (Res)

**Land Size:** 235 sqm approx

**Agent Comments**

## Comparable Properties



**5 Edward St BALACLAVA 3183 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,760,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** House (Res)

**Land Size:** 243 sqm approx



**265 Barkly St ST KILDA 3182 (REI)**

**Agent Comments**

3 2 -

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 29/04/2022

**Property Type:** House



**27 Blenheim St BALACLAVA 3183 (REI)**

**Agent Comments**

3 1 -

**Price:** \$1,526,750

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** House (Res)

**Land Size:** 227 sqm approx

**Account** - The Agency Port Phillip | P: 03 8578 0388