

## 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

8/8 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)

Range between \$560,000

&

\$600,000

#### Median sale price

Median price \$555,000

House

Unit

X

Suburb

St Kilda

Period - From 01/07/2017

to

30/06/2018

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 | 25/4 Alfred Sq ST KILDA 3182   | \$575,000 | 26/05/2018   |
| 2 | 1/17 Redan St ST KILDA 3182    | \$569,000 | 05/07/2018   |
| 3 | 17/19 Dalgety St ST KILDA 3182 | \$560,000 | 08/06/2018   |

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.



2   
 1   
 1

**Rooms:**

**Property Type:** Flat

**Land Size:** 888.251 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$560,000 - \$600,000

**Median Unit Price**

Year ending June 2018: \$555,000

## Comparable Properties



**25/4 Alfred Sq ST KILDA 3182 (VG)**

**Agent Comments**

2   
 -   
 -

**Price:** \$575,000

**Method:** Sale

**Date:** 26/05/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**1/17 Redan St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$569,000

**Method:** Sold Before Auction

**Date:** 05/07/2018

**Rooms:** -

**Property Type:** Apartment



**17/19 Dalgety St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 08/06/2018

**Rooms:** -

**Property Type:** Apartment