

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

1/36 Burnett Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$699,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2020

to

31/12/2020

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 | 4/38 Mitford St ELWOOD 3184 | \$700,000 | 28/02/2021 |
| 2 | 3/27a Brighton Rd ST KILDA 3182 | \$700,000 | 20/11/2020 |
| 3 | 2/217 Dandenong Rd WINDSOR 3181 | \$692,500 | 20/02/2021 |

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:

16/03/2021 10:01



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$699,000

Median Unit Price
Year ending December 2020: \$570,000

Comparable Properties



4/38 Mitford St ELWOOD 3184 (REI)

Agent Comments

2 1 -

Price: \$700,000
Method: Auction Sale
Date: 28/02/2021
Property Type: Apartment



3/27a Brighton Rd ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 20/11/2020
Property Type: Apartment



2/217 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$692,500
Method: Auction Sale
Date: 20/02/2021
Property Type: Apartment