

## 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

26/23 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 \$680,000

&

\$748,000

### Median sale price

Median price \$540,000

House

Unit

X

Suburb

St Kilda

Period - From 01/10/2017

to

31/12/2017

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	56/352 Canterbury Rd ST KILDA 3182	\$715,000	21/09/2017
2	11/5 Herbert St ST KILDA 3182	\$711,000	09/09/2017
3	4/167 Fitzroy St ST KILDA 3182	\$700,000	28/12/2017

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   
  2   
  1
**Rooms:****Property Type:** Apartment**Agent Comments**

This split-level, light filled, north facing home is the perfect St Kilda Beach oasis! The master bedroom suite occupies the entire top level, a private ensuite & sun drenched terrace. Downstairs, a well-appointed kitchen w stone benches, open plan living, Euro laundry & designer bathroom. Heating/cooling, storage cage, security entry, secure parking & lift access!

## Comparable Properties

**56/352 Canterbury Rd ST KILDA 3182 (VG)****Agent Comments**
 2   
  -   
  -
**Price:** \$715,000**Method:** Sale**Date:** 21/09/2017**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**11/5 Herbert St ST KILDA 3182 (REI/VG)****Agent Comments**
 2   
  1   
  -
**Price:** \$711,000**Method:** Auction Sale**Date:** 09/09/2017**Rooms:** 4**Property Type:** Apartment**4/167 Fitzroy St ST KILDA 3182 (REI)****Agent Comments**
 2   
  1   
  1
**Price:** \$700,000**Method:** Private Sale**Date:** 28/12/2017**Rooms:** -**Property Type:** Apartment