

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

23 Burnett Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

Median sale price

Median price \$1,602,500 Property Type House Suburb St Kilda

Period - From 01/07/2018 to 30/06/2019 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	39 Mary St ST KILDA WEST 3182	\$3,025,000	22/09/2019
2	387 Danks St MIDDLE PARK 3206	\$2,900,000	17/08/2019
3	47 Tennyson St ELWOOD 3184	\$2,850,000	14/05/2019

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:

17/10/2019 11:02



 5  3  2

Property Type: House

Land Size: 490 sqm approx

Agent Comments

Comparable Properties



39 Mary St ST KILDA WEST 3182 (REI)

Agent Comments

 4  2  2

Price: \$3,025,000

Method: Private Sale

Date: 22/09/2019

Rooms: 6

Property Type: House - Terrace

Land Size: 314 sqm approx



387 Danks St MIDDLE PARK 3206 (REI)

Agent Comments

 4  2  -

Price: \$2,900,000

Method: Auction Sale

Date: 17/08/2019

Property Type: House

Land Size: 271 sqm approx



47 Tennyson St ELWOOD 3184 (REI)

Agent Comments

 3  2  2

Price: \$2,850,000

Method: Private Sale

Date: 14/05/2019

Property Type: House (Res)

Land Size: 447 sqm approx