

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

11/23 Mitford Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$420,000

Median sale price

Median price

\$545,000

Property Type

Unit

Suburb

St Kilda

Period - From

12/03/2020

to

11/03/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	17/45-47 Chapel St ST KILDA 3182	\$541,000	20/02/2021
2	15/23 Mitford St ST KILDA 3182	\$450,000	27/01/2021
3	16/11 Burnett St ST KILDA 3182	\$440,000	23/02/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

12/03/2021 11:40

11/23 Mitford Street, St Kilda Vic 3182

NICK JOHNSTONE
your personal agent

Simone Chin

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Indicative Selling Price

\$420,000

Median Unit Price

12/03/2020 - 11/03/2021: \$545,000



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Comparable Properties



17/45-47 Chapel St ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$541,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Apartment



15/23 Mitford St ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$450,000

Method: Private Sale

Date: 27/01/2021

Property Type: Apartment



16/11 Burnett St ST KILDA 3182 (REI)

Agent Comments

1 bed 1 bath - car

Price: \$440,000

Method: Private Sale

Date: 23/02/2021

Property Type: Apartment

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400