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	5/15 Mitchell Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$530,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$545,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Oct 2020	to	30 Sep 2021	Source	Corelogic

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 6 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
3/78 Barkly Street St Kilda VIC 3182	$555,999	29-May-21
5/4 Gurner Street St Kilda VIC 3182	$500,000	21-May-21
8/2 Alfriston Street Elwood VIC 3184	$520,000	16-Jun-21

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 6 months.~~

This Statement of Information was prepared on: 19 October 2021

Besim Kanacevic
P 96905366
M 0433338757
E besim.kanacevic@belleproperty.com



3/78 Barkly Street St Kilda VIC 3182 Sold Price **$555,999** Sold Date **29-May-21**

2 1 1 Distance **0.63km**



5/4 Gurner Street St Kilda VIC 3182 Sold Price **$500,000** Sold Date **21-May-21**

2 1 1 Distance **0.8km**



8/2 Alfriston Street Elwood VIC 3184 Sold Price **$520,000** Sold Date **16-Jun-21**

2 1 1 Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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