

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

5/31 Burnett 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2019

to

31 Oct 2020

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

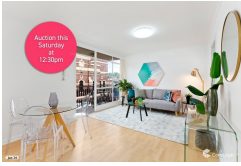
Date of sale

2/81 Grey Street St Kilda VIC 3182	\$550,000	14-Sep-20
24/1 St Kilda Road St Kilda VIC 3182	\$527,000	14-Oct-20
5/14 Inkerman Street St Kilda VIC 3182	\$590,000	10-Oct-20

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: 30 November 2020



2/81 Grey Street St Kilda VIC 3182

Sold Price

\$550,000

Sold Date

14-Sep-20

 2  1  1

Distance

0.3km



24/1 St Kilda Road St Kilda VIC 3182

Sold Price

^{RS} \$527,000 ^{UN}

Sold Date

14-Oct-20

 2  1  1

Distance

0.35km



5/14 Inkerman Street St Kilda VIC 3182

Sold Price

^{RS} \$590,000 ^{UN}

Sold Date

10-Oct-20

 2  1  1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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