## 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

4/23 Irwell Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$395,000		&		\$425,000			
Median sale pr	rice							
Median price	\$593,250	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/32 Fitzroy St ST KILDA 3182	\$425,000	12/12/2020
2	8/14 Crimea St ST KILDA 3182	\$417,500	02/02/2021
3	508A/33 Inkerman St ST KILDA 3182	\$415,000	02/10/2020

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:

29/03/2021 12:08









Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$395,000 - \$425,000 **Median Unit Price** December quarter 2020: \$593,250

# **Comparable Properties**



5/32 Fitzroy St ST KILDA 3182 (REI/VG)

8/14 Crimea St ST KILDA 3182 (REI)

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Price: \$425,000 Method: Private Sale Date: 12/12/2020 Property Type: Apartment Agent Comments



Price: \$417,500 Method: Sold Before Auction Date: 02/02/2021

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Agent Comments



Property Type: Apartment

508A/33 Inkerman St ST KILDA 3182 (VG)

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Agent Comments

Price: \$415,000 Method: Sale Date: 02/10/2020 Property Type: Subdivided Flat - Single OYO Flat

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.