

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 consumer.vic.gov.au/underquoting

Range between \$395,000 & \$425,000

Median sale price

Median price \$593,250 Property Type Unit Suburb St Kilda

Period - From 01/10/2020 to 31/12/2020 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	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)

Agent Comments



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



8/14 Crimea St ST KILDA 3182 (REI)

Agent Comments



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



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

Agent Comments



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