

# 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

17 Irymple Avenue, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,872,000

Property Type House

Suburb St Kilda

Period - From 01/10/2019

to 31/12/2019

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	17 Woodstock St BALACLAVA 3183	\$1,235,000	10/01/2020
2	10a Albion St BALACLAVA 3183	\$1,230,000	09/11/2019
3	30 Ross St ELSTERNWICK 3185	\$1,212,500	19/12/2019

**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:

19/03/2020 10:44



2 1 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

December quarter 2019: \$1,872,000

## Comparable Properties



**17 Woodstock St BALACLAVA 3183 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$1,235,000

**Method:** Private Sale

**Date:** 10/01/2020

**Property Type:** House

**Land Size:** 163 sqm approx



**10a Albion St BALACLAVA 3183 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,230,000

**Method:** Auction Sale

**Date:** 09/11/2019

**Property Type:** House (Res)



**30 Ross St ELSTERNWICK 3185 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$1,212,500

**Method:** Sold Before Auction

**Date:** 19/12/2019

**Rooms:** 3

**Property Type:** House

**Land Size:** 239 sqm approx