

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

17/23 Irwell Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$375,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2021

to

31/03/2021

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	209/60 Wellington St ST KILDA 3182	\$395,000	17/04/2021
2	207/63 Acland St ST KILDA 3182	\$390,000	10/03/2021
3	23/23 Irwell St ST KILDA 3182	\$382,000	05/03/2021

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:

18/05/2021 10:06



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Rooms: 2
Property Type: Apartment
Land Size: 48 sqm approx
Agent Comments

Claudio Perruzza
9536 9230
0412 304 152
cperruzza@bigginscott.com.au
Indicative Selling Price
\$375,000
Median Unit Price
March quarter 2021: \$575,000

Comparable Properties



209/60 Wellington St ST KILDA 3182 (REI)

Agent Comments

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Price: \$395,000
Method: Private Sale
Date: 17/04/2021
Property Type: Unit



207/63 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$390,000
Method: Sold Before Auction
Date: 10/03/2021
Rooms: 2
Property Type: Apartment



23/23 Irwell St ST KILDA 3182 (REI/VG)

Agent Comments

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Price: \$382,000
Method: Private Sale
Date: 05/03/2021
Property Type: Apartment