

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

5/23 Irwell Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$350,000

&

\$370,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

St Kilda

Period - From

25/06/2019

to

24/06/2020

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	6/17-23 Irwell St ST KILDA 3182	\$365,000	17/03/2020
2	323/163 Fitzroy St ST KILDA 3182	\$361,500	26/02/2020
3	204/28 Mount St PRAHRAN 3181	\$350,000	26/02/2020

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:

25/06/2020 09:25



1 - -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price

25/06/2019 - 24/06/2020: \$550,000

Comparable Properties



6/17-23 Irwell St ST KILDA 3182 (VG)

Agent Comments

1 - -

Price: \$365,000

Method: Sale

Date: 17/03/2020

Property Type: Subdivided Flat - Single OYO Flat



323/163 Fitzroy St ST KILDA 3182 (VG)

Agent Comments

1 - -

Price: \$361,500

Method: Sale

Date: 26/02/2020

Property Type: Subdivided Flat - Single OYO Flat



204/28 Mount St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 -

Price: \$350,000

Method: Sale by Tender

Date: 26/02/2020

Property Type: Apartment