

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

2/4 Irwell Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2020

to 31/03/2020

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	11/24a Tennyson St ELWOOD 3184	\$435,000	13/02/2020
2	25/10 Acland St ST KILDA 3182	\$430,000	05/02/2020
3	4/11-17 Park St ST KILDA WEST 3182	\$425,000	20/02/2020

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:

20/05/2020 17:44



Property Type: Unit

Land Size: 772.609 sqm approx

Agent Comments

Comparable Properties



11/24a Tennyson St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$435,000

Method: Sold Before Auction

Date: 13/02/2020

Property Type: Apartment



25/10 Acland St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$430,000

Method: Sold Before Auction

Date: 05/02/2020

Property Type: Apartment



4/11-17 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$425,000

Method: Sold Before Auction

Date: 20/02/2020

Property Type: Apartment