

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

6/2 IRYMPLE AVENUE ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$545,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

9/16 MITFORD STREET ST KILDA VIC 3182	\$585,000	26-Oct-23
2/176 INKERMAN STREET ST KILDA EAST VIC 3183	\$530,000	19-Oct-23
2/6 SOUTHEY STREET ELWOOD VIC 3184	\$590,000	04-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 14 March 2024

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**9/16 MITFORD STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price **\$585,000** Sold Date **26-Oct-23**

Distance **0.48km**



**2/176 INKERMAN STREET ST KILDA
 EAST VIC 3183**

2 1 -

Sold Price **\$530,000** Sold Date **19-Oct-23**

Distance **0.64km**



**2/6 SOUTHEY STREET ELWOOD
 VIC 3184**

2 1 -

Sold Price ^{RS} **\$590,000** ^{UN} Sold Date **04-Mar-24**

Distance **0.62km**



**3/4 HARTPURY AVENUE ELWOOD
 VIC 3184**

2 1 -

Sold Price **\$573,500** Sold Date **17-Dec-23**

Distance **0.74km**

RS = Recent sale **UN** = Undisclosed Sale

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