

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

2/2 Irymple Avenue, St Kilda Vic 3182

Indicative selling price

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

Range between \$600,000

&

\$620,000

Median sale price

Median price \$595,500

Property Type Unit

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	4/44 Eildon Rd ST KILDA 3182	\$620,000	21/03/2020
2	7/31 Selwyn Av ELWOOD 3184	\$610,000	06/03/2020
3	2/112 Tennyson St ELWOOD 3184	\$606,850	12/03/2020

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:

31/03/2020 11:41

Dean Lang
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Indicative Selling Price

\$600,000 - \$620,000

Median Unit Price

December quarter 2019: \$595,500



2 1 1

Rooms: 3

Property Type: Apartment

Land Size: 70 sqm approx

Agent Comments

Comparable Properties



4/44 Eildon Rd ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$620,000

Method: Auction Sale

Date: 21/03/2020

Property Type: Apartment



7/31 Selwyn Av ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method: Private Sale

Date: 06/03/2020

Rooms: 3

Property Type: Apartment



2/112 Tennyson St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$606,850

Method: Sold Before Auction

Date: 12/03/2020

Property Type: Apartment