

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

1/12 Irymple Avenue, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,707,500 Property Type House Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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	20 Chaucer St ST KILDA 3182	\$1,750,000	19/10/2023
2	20 Linton St BALACLAVA 3183	\$1,750,000	18/09/2023
3	69 Chapel St ST KILDA 3182	\$1,675,000	13/09/2023

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:

07/03/2024 09:41



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
December quarter 2023: \$1,707,500

Comparable Properties



20 Chaucer St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 19/10/2023
Property Type: House
Land Size: 341 sqm approx

20 Linton St BALACLAVA 3183 (VG)

Agent Comments



Price: \$1,750,000
Method: Sale
Date: 18/09/2023
Property Type: House (Res)
Land Size: 159 sqm approx



69 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$1,675,000
Method: Private Sale
Date: 13/09/2023
Property Type: House
Land Size: 368 sqm approx

Account - Marshall White | P: 03 9822 9999