

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 7 Irymple Avenue, St Kilda Vic 3182 Including suburb and postcode

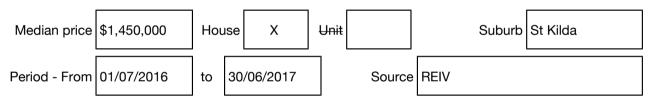
Indicative selling price

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

Range between \$1,650,000

&

Median sale price



\$1.800.000

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	335 Canterbury Rd ST KILDA WEST 3182	\$1,760,000	08/06/2017
2	16 Grosvenor St BALACLAVA 3183	\$1,680,000	26/08/2017
3	9 Alma Gr ST KILDA 3182	\$1,637,500	29/07/2017

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



7 Irymple Avenue, St Kilda Vic 3182



Brendan Walker 0395314111 0401330069 bwalker@wilsonagents.com.au





Rooms: Property Type: House Land Size: 260 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,800,000 Median House Price Year ending June 2017: \$1,450,000

Comparable Properties





335 Canterbury Rd ST KILDA WEST 3182 (VG) Agent Comments



Price: \$1,760,000 Method: Sale Date: 08/06/2017 Rooms: -Property Type: House (Res) Land Size: 229 sqm approx

16 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments



Price: \$1,680,000 Method: Auction Sale Date: 26/08/2017 Rooms: -Property Type: House (Res)

9 Alma Gr ST KILDA 3182 (REI)

1 3 **1** 2 **2** 2

Agent Comments

Price: \$1,637,500 Method: Auction Sale Date: 29/07/2017 Rooms: -Property Type: House - Duplex (Semi-detached) Land Size: 240 sqm approx

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