

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
 7 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 & \$1,800,000

Median sale price

Median price \$1,450,000 House X Unit Suburb St Kilda

Period - From 01/07/2016 to 30/06/2017 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	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.



 3  2  1

Rooms:

Property Type: House

Land Size: 260 sqm approx

Agent Comments

Comparable Properties



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

 3  -  -

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

 3  1  -

Price: \$1,680,000

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: House (Res)



9 Alma Gr ST KILDA 3182 (REI) Agent Comments

 3  2  2

Price: \$1,637,500

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: House - Duplex (Semi-detached)

Land Size: 240 sqm approx