

## 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 9 Irymple Avenue, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$1,970,000

#### Median sale price

Median price \$1,656,000 House X Unit Suburb St Kilda

Period - From 01/10/2017 to 31/12/2017 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	7 Irymple Av ST KILDA 3182	\$2,102,000	11/11/2017
2	10 Clyde St ST KILDA 3182	\$1,850,000	18/11/2017
3	183 Inkerman St ST KILDA 3182	\$1,820,000	02/12/2017

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   -  

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 320 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,950,000 - \$1,970,000  
**Median House Price**  
December quarter 2017: \$1,656,000

## Comparable Properties



**7 Irymple Av ST KILDA 3182 (REI)**

**Agent Comments**

3   2   1

**Price:** \$2,102,000  
**Method:** Auction Sale  
**Date:** 11/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 260 sqm approx



**10 Clyde St ST KILDA 3182 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,850,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 215 sqm approx



**183 Inkerman St ST KILDA 3182 (REI)**

**Agent Comments**

3   2   1

**Price:** \$1,820,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 485 sqm approx