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	14/23 Irwell Street, 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 \$350,000 & \$370,000

Median sale price

Median price	\$530,000	Pro	perty Type	Jnit		Suburb	St Kilda
Period - From	01/04/2023	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	1505/3-5 St Kilda Rd ST KILDA 3182	\$360,000	05/04/2024
2	204/3-5 St Kilda Rd ST KILDA 3182	\$335,000	04/03/2024
3	5/34 Crimea St ST KILDA 3182	\$320,588	28/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/04/2024 15:26









Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$350,000 - \$370,000 **Median Unit Price** Year ending March 2024: \$530,000

Comparable Properties



1505/3-5 St Kilda Rd ST KILDA 3182 (REI)





Price: \$360,000 Method: Private Sale Date: 05/04/2024

Property Type: Apartment

Agent Comments



204/3-5 St Kilda Rd ST KILDA 3182 (REI)





Price: \$335,000 Method: Private Sale Date: 04/03/2024

Property Type: Apartment

Agent Comments



5/34 Crimea St ST KILDA 3182 (REI)





Price: \$320.588

Method: Sold Before Auction

Date: 28/03/2024 Property Type: Unit Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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