

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

3/23 Irwell Street, St Kilda, VIC 3182

Indicative selling price

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

Single price \$340,000

or range between

&

Median sale price

Median price \$510,000

Property type Unit

Suburb ST KILDA

Period - From 21/08/2022

to

20/08/2023

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	5/197 Inkerman Street St Kilda Vic 3182	\$330,000	2023-07-27
2	102/173-177 Barkly Street St Kilda Vic 3182	\$341,000	2023-07-13
3	6/28 Jackson Street St Kilda Vic 3182	\$350,000	2023-07-12

This Statement of Information was prepared on: 21/08/2023

