

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,850,000

#### Median sale price

Median price \$1,541,000

House

X

Unit

Suburb St Kilda

Period - From 01/10/2016

to

30/09/2017

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	9 Kendall St ELWOOD 3184	\$1,860,000	04/07/2017
2	7a Neptune St ST KILDA 3182	\$1,840,000	08/07/2017
3	335 Canterbury Rd ST KILDA WEST 3182	\$1,760,000	08/06/2017

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 (Res)

**Land Size:** 260 sqm approx

Agent Comments

## Comparable Properties



**9 Kendall St ELWOOD 3184 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,860,000

**Method:** Private Sale

**Date:** 04/07/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 255 sqm approx



**7a Neptune St ST KILDA 3182 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,840,000

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 175 sqm approx



**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