

## 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

209/111-113 Inkerman Street 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) (\*Delete single price or range as applicable)

Single Price

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$542,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

### 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 6 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

105/126-126A Chapel Street St Kilda VIC 3182	\$450,000	06-May-21
301/5 Alma Road St Kilda VIC 3182	\$475,000	18-Apr-21
707/101 St Kilda Road St Kilda VIC 3182	\$480,000	26-May-21

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 6 months.~~

This Statement of Information was prepared on: 30 July 2021

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**105/126-126A Chapel Street St Kilda VIC 3182** Sold Price **\$450,000** Sold Date **06-May-21**  
 Distance **0.56km**

1 1 1



**301/5 Alma Road St Kilda VIC 3182** Sold Price **\$475,000** Sold Date **18-Apr-21**  
 Distance **0.57km**

1 1 1



**707/101 St Kilda Road St Kilda VIC 3182** Sold Price **\$480,000** Sold Date **26-May-21**  
 Distance **0.65km**

1 1 1

RS = Recent sale      UN = Undisclosed Sale

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