

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

10/300 Inkerman Street, St Kilda East Vic 3183
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Indicative selling price

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

Range between

\$790,000

 &

\$869,000

Median sale price

Median price

\$573,125

 Property Type

Unit

 Suburb

St Kilda East

Period - From

21/10/2018

 to

20/10/2019

 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	24/62 Wattletree Rd ARMADALE 3143	\$883,000	19/10/2019
2	4/307 Inkerman St ST KILDA EAST 3183	\$845,000	14/09/2019
3	1/129 Brighton Rd ELWOOD 3184	\$794,000	30/08/2019

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.~~

This Statement of Information was prepared on:

21/10/2019 13:28



3 3 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$790,000 - \$869,000

Median Unit Price

21/10/2018 - 20/10/2019: \$573,125

Comparable Properties



24/62 Wattleree Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$883,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Apartment



4/307 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

2 2 1

Price: \$845,000

Method: Auction Sale

Date: 14/09/2019

Property Type: Townhouse (Single)



1/129 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$794,000

Method: Private Sale

Date: 30/08/2019

Property Type: Apartment