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	10/300 Inkerman Street, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between \$790,000	&	\$869,000
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Median sale price

Median price	\$573,125	Pro	perty Type	Jnit		Suburb	St Kilda East
Period - From	21/10/2018	to	20/10/2019	S	ource	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	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 comparableproperties 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
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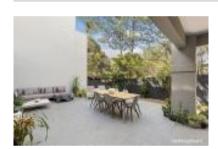


Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$790,000 - \$869,000 Median Unit Price 21/10/2018 - 20/10/2019: \$573,125

Comparable Properties



24/62 Wattletree Rd ARMADALE 3143 (REI)

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Agent Comments

Price: \$883,000 Method: Auction Sale Date: 19/10/2019

Property Type: Apartment



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

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Price: \$845,000 **Method:** Auction Sale **Date:** 14/09/2019

Property Type: Townhouse (Single)



1/129 Brighton Rd ELWOOD 3184 (REI)

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Price: \$794,000 Method: Private Sale Date: 30/08/2019

Property Type: Apartment

Agent Comments

Agent Comments

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



