

## 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

45/116 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

\$230,000

or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2020

to

31 Aug 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

23/116 Inkerman Street St Kilda VIC 3182	\$230,000	12-May-21
19/87 Alma Road St Kilda East VIC 3183	\$210,000	23-Jun-21
306/129 Fitzroy Street St Kilda VIC 3182	\$207,500	12-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.~~

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**23/116 Inkerman Street St Kilda VIC 3182** Sold Price **\$230,000** Sold Date **12-May-21**  
 Distance -

1 1 1



**19/87 Alma Road St Kilda East VIC 3183** Sold Price **\$210,000** Sold Date **23-Jun-21**  
 Distance **0.49km**

1 1 -



**306/129 Fitzroy Street St Kilda VIC 3182** Sold Price **\$207,500** Sold Date **12-May-21**  
 Distance **0.95km**

1 1 1

RS = Recent sale      UN = Undisclosed Sale

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