

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

201/171-173 Inkerman Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2018

to

31 Oct 2019

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

205B/21 Inkerman Street St Kilda VIC 3182	\$455,000	10-Oct-19
7/35 Carlisle Street St Kilda VIC 3182	\$451,000	12-Oct-19
4G/5 Alma Road St Kilda VIC 3182	\$430,000	23-Aug-19

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: 18 November 2019


205B/21 Inkerman Street St Kilda VIC 3182

1 1 1

Sold Price

\$455,000

Sold Date

10-Oct-19

Distance

0.53km

7/35 Carlisle Street St Kilda VIC 3182

1 1 1

Sold Price

\$451,000

Sold Date

12-Oct-19

Distance

0.66km

4G/5 Alma Road St Kilda VIC 3182

1 1 1

Sold Price

\$430,000

Sold Date

23-Aug-19

Distance

0.69km
RS = Recent sale

UN = Undisclosed Sale

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