

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

311B/21 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

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2019

to

30 Jun 2020

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

408A/33 Inkerman Street St Kilda VIC 3182	\$406,000	22-Feb-20
204/76 Barkly Street St Kilda VIC 3182	\$420,000	10-Jun-20
201/171-173 Inkerman Street St Kilda VIC 3182	\$433,000	23-Dec-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: 22 July 2020


**408A/33 Inkerman Street St Kilda
VIC 3182**
 1
  1
  1

Sold Price

\$406,000

Sold Date

22-Feb-20

Distance

-


**204/76 Barkly Street St Kilda VIC
3182**
 1
  1
  1

Sold Price

\$420,000

Sold Date

10-Jun-20

Distance

0.28km
**201/171-173 Inkerman Street St
Kilda VIC 3182**
 1
  1
  1

Sold Price

\$433,000

Sold Date

23-Dec-19

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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