

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

212/78 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2018

to

31 Aug 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

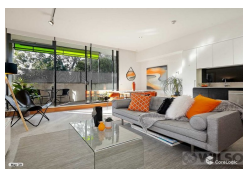
Date of sale

309/78 Inkerman Street St Kilda VIC 3182	\$480,000	14-Jun-19
3/34 Clarke Street Prahran VIC 3181	\$459,000	13-Apr-19
1306/3-5 St Kilda Road St Kilda VIC 3182	\$462,000	08-Jun-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: 20 September 2019



309/78 Inkerman Street St Kilda VIC 3182

Sold Price

\$480,000

Sold Date

14-Jun-19

1

1

1

Distance

-



3/34 Clarke Street Prahran VIC 3181

Sold Price

\$459,000

Sold Date

13-Apr-19

1

1

1

Distance

2.15km



1306/3-5 St Kilda Road St Kilda VIC 3182

Sold Price

\$462,000

Sold Date

08-Jun-19

1

1

1

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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