

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

402/78 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$400,000 & \$430,000

Median sale price

Median price \$530,000 Property Type Unit Suburb St Kilda

Period - From 01/04/2023 to 31/03/2024 Source 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	Price	Date of sale
1	14/39 Hotham St ST KILDA EAST 3183	\$440,000	02/06/2024
2	207/126 Carlisle St ST KILDA 3182	\$435,000	11/06/2024
3	708/70 Queens Rd MELBOURNE 3004	\$427,000	27/06/2024

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 six months.~~

This Statement of Information was prepared on:

28/06/2024 15:36



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Indicative Selling Price

\$400,000 - \$430,000

Median Unit Price

Year ending March 2024: \$530,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



14/39 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

1 1 1

Price: \$440,000

Method: Private Sale

Date: 02/06/2024

Property Type: Apartment



207/126 Carlisle St ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$435,000

Method: Private Sale

Date: 11/06/2024

Property Type: Apartment



708/70 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

1 1 1

Price: \$427,000

Method: Private Sale

Date: 27/06/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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