## 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

504/78 Inkerman Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$395,000		&		\$420,000			
Median sale p	rice							
Median price	\$520,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	502A/33 Inkerman St ST KILDA 3182	\$415,000	27/08/2024
2	23/9 Inkerman St ST KILDA 3182	\$439,000	18/07/2024
3	402/78 Inkerman St ST KILDA 3182	\$432,500	07/07/2024

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:

06/11/2024 10:06









Rooms: 2 Property Type: Unit Agent Comments

**Indicative Selling Price** \$395,000 - \$420,000 **Median Unit Price** September quarter 2024: \$520,000

# **Comparable Properties**



502A/33 Inkerman St ST KILDA 3182 (REI)



Price: \$415,000 Method: Private Sale Date: 27/08/2024 Property Type: Apartment Agent Comments



23/9 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments





Price: \$439,000 Method: Private Sale Date: 18/07/2024 Property Type: Apartment

402/78 Inkerman St ST KILDA 3182 (REI/VG)



Agent Comments



Price: \$432.500 Method: Private Sale Date: 07/07/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200



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