

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

2/134 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

\$445,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2023

to

29 Feb 2024

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

10/72-74 CARLISLE STREET ST KILDA VIC 3182	\$465,000	09-Sep-23
5/32 WESTBURY STREET ST KILDA EAST VIC 3183	\$445,000	13-Dec-23
2/364 CARLISLE STREET BALACLAVA VIC 3183	\$442,500	04-Oct-23

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: 05 March 2024

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**10/72-74 CARLISLE STREET ST
 KILDA VIC 3182**

2 1 1

Sold Price **\$465,000** Sold Date **09-Sep-23**

Distance **0.43km**



**5/32 WESTBURY STREET ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **\$445,000** Sold Date **13-Dec-23**

Distance **0.81km**



**2/364 CARLISLE STREET
 BALACLAVA VIC 3183**

2 1 1

Sold Price ^{RS} **\$442,500** Sold Date **04-Oct-23**

Distance **0.96km**

RS = Recent sale **UN** = Undisclosed Sale

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