

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

10/319 Inkerman Street, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

St Kilda East

Period - From

24/06/2019

to

23/06/2020

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	7/119 Brighton Rd ELWOOD 3184	\$575,000	03/06/2020
2	12/17 Dickens St ELWOOD 3184	\$563,400	09/06/2020
3	8/17 WILGAH St ST KILDA EAST 3183	\$543,000	27/05/2020

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:

24/06/2020 10:20



2
 1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$550,000

Median Unit Price

24/06/2019 - 23/06/2020: \$600,000

Comparable Properties



7/119 Brighton Rd ELWOOD 3184 (REI)

Agent Comments

2
 1
 1

Price: \$575,000
Method: Private Sale
Date: 03/06/2020
Property Type: Apartment



12/17 Dickens St ELWOOD 3184 (REI)

Agent Comments

2
 1
 -

Price: \$563,400
Method: Sold Before Auction
Date: 09/06/2020
Property Type: Apartment



8/17 WILGAH St ST KILDA EAST 3183 (REI)

Agent Comments

2
 1
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Price: \$543,000
Method: Private Sale
Date: 27/05/2020
Property Type: Apartment