

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

408/111 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$390,000 & \$425,000

Median sale price

Median price \$590,000 Property Type Unit Suburb St Kilda

Period - From 01/07/2020 to 30/06/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	103/8 Balmain St CREMORNE 3121	\$425,200	30/06/2021
2	102/29 Kambrook Rd CAULFIELD NORTH 3161	\$410,000	31/07/2021
3	102/25-29 Alma Rd ST KILDA 3182	\$391,000	15/07/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

09/09/2021 09:28

James Burne

9520 9020

0434 288 066

jburne@biggin Scott.com.au

Indicative Selling Price

\$390,000 - \$425,000

Median Unit Price

Year ending June 2021: \$590,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



103/8 Balmain St CREMORNE 3121 (REI)

Agent Comments

1 1 1

Price: \$425,200

Method: Sold Before Auction

Date: 30/06/2021

Property Type: Unit



102/29 Kambrook Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 31/07/2021

Property Type: Apartment



102/25-29 Alma Rd ST KILDA 3182 (REI)

Agent Comments

1 1 1

Price: \$391,000

Method: Private Sale

Date: 15/07/2021

Property Type: Apartment