

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

109/111 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$561,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2021

to

30/09/2022

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	211/270 High St WINDSOR 3181	\$590,000	14/09/2022
2	1/378 Inkerman St ST KILDA EAST 3183	\$570,000	12/11/2022
3	424/15 Clifton St PRAHRAN 3181	\$550,000	13/07/2022

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:

22/11/2022 11:29

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending September 2022: \$561,000



Property Type: Apartment

Agent Comments

Comparable Properties



211/270 High St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 14/09/2022

Property Type: Apartment



1/378 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$570,000

Method: Auction Sale

Date: 12/11/2022

Property Type: Unit



424/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 13/07/2022

Property Type: Apartment