## 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

229/135 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	\$385,000		&		\$405,000			
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.

Ad	dress of comparable property	Price	Date of sale
1	226/135 Inkerman St ST KILDA 3182	\$398,000	19/10/2024
2	216/135 Inkerman St ST KILDA 3182	\$390,000	07/10/2024
3	1/247 Inkerman St BALACLAVA 3183	\$405,000	10/09/2024

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:

19/12/2024 10:50



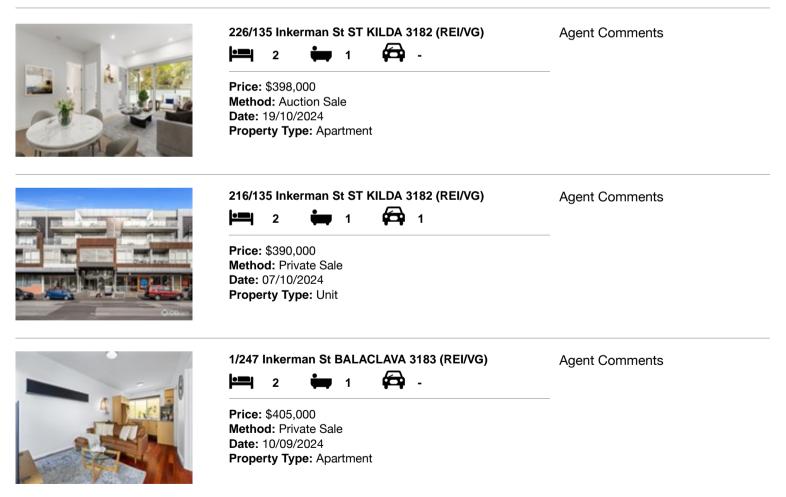






Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$385,000 - \$405,000 Median Unit Price September quarter 2024: \$520,000

# **Comparable Properties**



Account - Little Real Estate | P: 07 3037 0255



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