

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

5/14 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$600,000

&

\$620,000

Median sale price

Median price \$561,750

Property Type Unit

Suburb St Kilda

Period - From 17/09/2019

to 16/09/2020

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	804/25 Alma Rd ST KILDA 3182	\$629,000	05/03/2020
2	10/55 Chapel St ST KILDA 3182	\$620,000	14/12/2019
3	206/2 Princes St ST KILDA 3182	\$600,000	14/02/2020

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:

17/09/2020 06:11



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$600,000 - \$620,000

Median Unit Price

17/09/2019 - 16/09/2020: \$561,750

Comparable Properties



804/25 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

 2  2  1

Price: \$629,000

Method: Private Sale

Date: 05/03/2020

Property Type: Apartment



10/55 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments

 2  1  -

Price: \$620,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Apartment

206/2 Princes St ST KILDA 3182 (REI/VG)

Agent Comments

 2  2  1

Price: \$600,000

Method: Private Sale

Date: 14/02/2020

Property Type: Apartment