

## 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

24/250-252 DANDENONG ROAD ST KILDA EAST VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$265,000

&

\$275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

St Kilda East

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

| Address of comparable property                | Price     | Date of sale |
|---|-----------|--------------|
| 114/171-173 INKERMAN STREET ST KILDA VIC 3182 | \$275,000 | 20-May-24    |
|   |           |              |
|   |           |              |

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 6 months.

This Statement of Information was prepared on: 30 September 2024



**114/171-173 INKERMAN STREET ST  
KILDA VIC 3182**

Sold Price

**\$275,000**

Sold Date **20-May-24**

 1  1  1

Distance

**1.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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