

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

305b/21 Inkerman Road, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

St Kilda East

Period - From

01/04/2022

to

30/06/2022

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	1303/568 St Kilda Rd MELBOURNE 3004	\$400,000	29/04/2022
2	1511/568 St Kilda Rd MELBOURNE 3004	\$398,000	02/06/2022
3	14/12 Fitzroy St ST KILDA 3182	\$395,000	26/04/2022

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:

22/08/2022 11:48



Property Type:
Agent Comments

Indicative Selling Price
\$399,000
Median Unit Price
June quarter 2022: \$665,000

Comparable Properties



1303/568 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 29/04/2022
Property Type: Apartment



1511/568 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments



Price: \$398,000
Method: Private Sale
Date: 02/06/2022
Property Type: Apartment



14/12 Fitzroy St ST KILDA 3182 (VG)

Agent Comments



Price: \$395,000
Method: Sale
Date: 26/04/2022
Property Type: Subdivided Flat - Single OYO Flat