

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode 2/300-302 Inkerman Street, St Kilda East Vic 3183

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$800,000 & \$880,000

Median sale price

(*Delete house or unit as applicable)

Median price \$530,000 *House *Unit x Suburb St Kilda East

Period - From 01/01/2017 to 31/03/2017 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
4/21 Cardigan St ST KILDA EAST 3183	\$867,500	10/12/2016
3/231 Glen Huntly Rd ELSTERNWICK 3185	\$820,000	14/03/2017
4/235 Dandenong Rd WINDSOR 3181	\$805,000	13/05/2017