

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

3/300 Inkerman Street, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$829,000

Median sale price

Median price

\$575,000

House

Unit

X

Suburb

St Kilda East

Period - From

01/01/2018

to

31/12/2018

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	3/2 Nelson St BALACLAVA 3183	\$834,000	08/01/2019
2	4/5 Beresford St CAULFIELD NORTH 3161	\$825,000	09/12/2018
3	4/354 Dandenong Rd ST KILDA EAST 3183	\$750,000	21/10/2018

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.



3 2 1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$829,000

Median Unit Price
Year ending December 2018: \$575,000

Comparable Properties



3/2 Nelson St BALACLAVA 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$834,000
Method: Private Sale
Date: 08/01/2019
Rooms: -
Property Type: Townhouse (Res)



4/5 Beresford St CAULFIELD NORTH 3161 (REI)

Agent Comments

3 1 1

Price: \$825,000
Method: Auction Sale
Date: 09/12/2018
Rooms: 5
Property Type: Apartment



4/354 Dandenong Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 2 1

Price: \$750,000
Method: Auction Sale
Date: 21/10/2018
Rooms: 3
Property Type: Townhouse (Res)