

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

406/111 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$539,000

Median sale price

Median price

\$1,540,000

Property Type

House

Suburb

St Kilda

Period - From

01/04/2019

to

31/03/2020

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	207A/33 Inkerman St ST KILDA 3182	\$570,000	07/02/2020
2	2/222 Barkly St ST KILDA 3182	\$536,000	28/11/2019
3	4/3 Wando Gr ST KILDA EAST 3183	\$535,000	03/02/2020

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:

28/05/2020 12:26



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$539,000

Median House Price
Year ending March 2020: \$1,540,000

Comparable Properties

207A/33 Inkerman St ST KILDA 3182 (VG)

Agent Comments



Price: \$570,000
Method: Sale
Date: 07/02/2020
Property Type: Strata Unit/Flat



2/222 Barkly St ST KILDA 3182 (VG)

Agent Comments



Price: \$536,000
Method: Sale
Date: 28/11/2019
Property Type: Strata Unit/Flat



4/3 Wando Gr ST KILDA EAST 3183 (VG)

Agent Comments



Price: \$535,000
Method: Sale
Date: 03/02/2020
Property Type: Strata Unit/Flat