

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

4/378 Inkerman Road, St Kilda East Vic 3183

Indicative selling price

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

Range between

\$500,000

&

\$510,000

Median sale price

Median price

\$550,000

House

Unit

X

Suburb

St Kilda East

Period - From

01/10/2016

to

30/09/2017

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
1	12/85 Grosvenor St BALACLAVA 3183	\$500,000	14/10/2017
2	2/95a Alma Rd ST KILDA EAST 3183	\$490,000	25/10/2017
3	5/378 Inkerman St ST KILDA EAST 3183	\$480,000	11/10/2017

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.



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Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$500,000 - \$510,000

Median Unit Price

Year ending September 2017: \$550,000

Comparable Properties



12/85 Grosvenor St BALACLAVA 3183 (REI)

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 14/10/2017

Rooms: -

Property Type: Apartment



2/95a Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

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Price: \$490,000

Method: Sold Before Auction

Date: 25/10/2017

Rooms: 4

Property Type: Apartment



5/378 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$480,000

Method: Private Sale

Date: 11/10/2017

Rooms: 4

Property Type: Apartment