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

408a/33 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between $380,000 & $400,000

Median sale price

Median price $528,750	Property Type Unit	Suburb St Kilda
Period - From 24/01/2019 to 23/01/2020		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	501/2a Henry St WINDSOR 3181	$415,000	22/10/2019
2	416/163-169 Inkerman St ST KILDA 3182	$415,000	01/08/2019
3	134/135 Inkerman St ST KILDA 3182	$380,000	13/12/2019

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: 24/01/2020 15:46

CONSUMER AFFAIRS VICTORIA

408a/33 Inkerman Street, St Kilda Vic 3182

Chisholm&Gamon

Sam Gamon
03 9531 1245
0425 702 574
sam@chisholmgamon.com.au

🛏 1   🛁 1   🚗 1

Indicative Selling Price
$380,000 - $400,000
Median Unit Price
24/01/2019 - 23/01/2020: $528,750

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

501/2a Henry St WINDSOR 3181 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $415,000
Method: Private Sale
Date: 22/10/2019
Rooms: 2
Property Type: Apartment

Agent Comments

416/163-169 Inkerman St ST KILDA 3182 (REI/VG)

🛏 1   🛁 1   🚗 1

Price: $415,000
Method: Sold Before Auction
Date: 01/08/2019
Rooms: 4
Property Type: Apartment

Agent Comments

134/135 Inkerman St ST KILDA 3182 (REI)

🛏 1   🛁 1   🚗 1

Price: $380,000
Method: Sale by Tender
Date: 13/12/2019
Property Type: Apartment

Agent Comments

REIV   propertydata.com.au