

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 320 Inkerman Street, St Kilda East 3183

Indicative selling price

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

range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$1,645,000 Property type House Suburb St Kilda East

Period - From 01/04/2022 to 30/06/2022 Source REIV

Comparable property sales

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
39 Waterloo Crescent St Kilda 3182	\$1,780,000	12/06/2022
39 Duke Street St Kilda 3182	\$1,790,000	02/04/2022
12 Lambeth Place St Kilda 3182	\$1,945,000	28/05/2022

This Statement of Information was prepared on: 10/08/2022