

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

9/296 INKERMAN STREET ST KILDA EAST VIC 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

6/25 CARDIGAN STREET ST KILDA EAST VIC 3183	\$580,000	19-May-24
6/41 WILGAH STREET ST KILDA EAST VIC 3183	\$565,000	15-Sep-24
16/9 MEADOW STREET ST KILDA EAST VIC 3183	\$562,000	01-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 21 October 2024

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**6/25 CARDIGAN STREET ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **\$580,000** Sold Date **19-May-24**

Distance **0.11km**



**6/41 WILGAH STREET ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price ^{RS} **\$565,000** Sold Date **15-Sep-24**

Distance **0.33km**



**16/9 MEADOW STREET ST KILDA
 EAST VIC 3183**

2 1 1

Sold Price **\$562,000** Sold Date **01-Jul-24**

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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