

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

502A/33 INKERMAN STREET ST KILDA VIC 3182

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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 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

101F/7 GREEVES STREET ST KILDA VIC 3182	\$440,000	15-Mar-24
206/78 INKERMAN STREET ST KILDA VIC 3182	\$437,500	13-Jun-24
20/8 ST LEONARDS AVENUE ST KILDA VIC 3182	\$398,000	22-Apr-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: 29 July 2024

**101F/7 GREEVES STREET ST KILDA VIC 3182** Sold Price **\$440,000** Sold Date **15-Mar-24**

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Distance **0km****206/78 INKERMAN STREET ST KILDA VIC 3182** Sold Price ^{RS} **\$437,500** Sold Date **13-Jun-24**

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Distance **0.21km****20/8 ST LEONARDS AVENUE ST KILDA VIC 3182** Sold Price ^{RS} **\$398,000** Sold Date **22-Apr-24**

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Distance **0.49km****RS** = Recent sale **UN** = Undisclosed Sale

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