

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

5/378 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Nov 2022

to

31 Oct 2023

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

| | | |
|---|-----------|-----------|
| 4/38 THE AVENUE BALACLAVA VIC 3183 | \$595,000 | 07-Oct-23 |
| 3/2 GOURLAY STREET BALACLAVA VIC 3183 | \$580,000 | 10-Oct-23 |
| 10/319 INKERMAN STREET BALACLAVA VIC 3183 | \$615,000 | 05-Oct-23 |

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: 13 November 2023

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**4/38 THE AVENUE BALACLAVA
 VIC 3183**

2 1 -

Sold Price

^{RS} **\$595,000**

Sold Date **07-Oct-23**

Distance **0.89km**



**3/2 GOURLAY STREET
 BALACLAVA VIC 3183**

2 1 -

Sold Price

^{RS} **\$580,000**

Sold Date **10-Oct-23**

Distance **1.15km**



**10/319 INKERMAN STREET
 BALACLAVA VIC 3183**

2 1 1

Sold Price

^{RS} **\$615,000**

Sold Date **05-Oct-23**

Distance **0.93km**

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

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