

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

10/22 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$561,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2021 to 30/09/2022 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	27/17 Robe St ST KILDA 3182	\$690,000	29/10/2022
2	10/16 Charnwood Rd ST KILDA 3182	\$685,000	03/10/2022
3	2/19 Marine Pde ST KILDA 3182	\$615,000	15/10/2022

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:

11/11/2022 10:26



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending September 2022: \$561,000

Comparable Properties



27/17 Robe St ST KILDA 3182 (REI)

Agent Comments

2 2 1

Price: \$690,000

Method: Auction Sale

Date: 29/10/2022

Property Type: Apartment



10/16 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$685,000

Method: Sold Before Auction

Date: 03/10/2022

Property Type: Unit



2/19 Marine Pde ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$615,000

Method: Auction Sale

Date: 15/10/2022

Property Type: Apartment