

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

5/128 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$335,000

Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2021

to

30/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	14/197 Inkerman St ST KILDA 3182	\$360,000	18/06/2020
2	203/109 Inkerman St ST KILDA 3182	\$355,000	11/02/2021
3	4/128 Inkerman St ST KILDA 3182	\$335,000	21/09/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

07/12/2021 11:50



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$335,000

Median Unit Price

September quarter 2021: \$565,000

Comparable Properties



14/197 Inkerman St ST KILDA 3182 (VG)

Agent Comments

1
 -
 -

Price: \$360,000

Method: Sale

Date: 18/06/2020

Property Type: Subdivided Flat - Single OYO Flat



203/109 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

1
 1
 1

Price: \$355,000

Method: Private Sale

Date: 11/02/2021

Property Type: Apartment



4/128 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

1
 1
 1

Price: \$335,000

Method: Private Sale

Date: 21/09/2021

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088