

## 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

411/78 Inkerman Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$605,000

#### Median sale price

Median price

\$556,000

House

Unit

X

Suburb

St Kilda

Period - From

01/07/2017

to

30/09/2017

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 | 123/135 Inkerman St ST KILDA 3182     | \$600,000 | 16/09/2017   |
| 2 | 101/111 Inkerman St ST KILDA 3182     | \$594,000 | 14/07/2017   |
| 3 | 308/171-173 Inkerman St ST KILDA 3182 | \$592,000 | 29/10/2017   |

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.



2 1 1

**Rooms:**

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**123/135 Inkerman St ST KILDA 3182 (REI)**

Agent Comments

2 1 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 16/09/2017

**Rooms:** 3

**Property Type:** Apartment

**101/111 Inkerman St ST KILDA 3182 (VG)**

Agent Comments

2 - -

**Price:** \$594,000

**Method:** Sale

**Date:** 14/07/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**308/171-173 Inkerman St ST KILDA 3182 (REI)**

Agent Comments

2 1 1

**Price:** \$592,000

**Method:** Private Sale

**Date:** 29/10/2017

**Rooms:** -

**Property Type:** Apartment