

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

301/109 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$420,000 & \$460,000

Median sale price

Median price \$580,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2020 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	707/101 St Kilda Rd ST KILDA 3182	\$480,000	27/05/2021
2	405/22 St Kilda Rd ST KILDA 3182	\$442,000	07/11/2021
3	312A/33 Inkerman St ST KILDA 3182	\$430,000	11/11/2021

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:

24/11/2021 18:09

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Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

Year ending September 2021: \$580,000



Property Type: Apartment

Agent Comments

Comparable Properties



707/101 St Kilda Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 27/05/2021

Property Type: Apartment



405/22 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$442,000

Method: Private Sale

Date: 07/11/2021

Property Type: Apartment



312A/33 Inkerman St ST KILDA 3182 (REI)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 11/11/2021

Property Type: Apartment

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