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	301/109 Inkerman Street, St Kilda Vic 3182
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$420,000 & \$460,000	Range between	\$420,000	&	\$460,000
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Median sale price

Median price	\$580,000	Pro	perty Type U	nit]	Suburb	St Kilda
Period - From	01/10/2020	to	30/09/2021	So	ource	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.

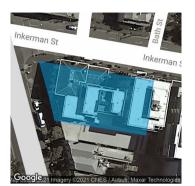
This Statement of Information was prepared on:	24/11/2021 18:09





Brendan Walker 03 8578 0388 0459 763 955 brendanwalker@theagency.com.au

Indicative Selling Price \$420,000 - \$460,000 Median Unit Price Year ending September 2021: \$580,000



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Property Type: Apartment Agent Comments

Comparable Properties



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

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Price: \$480,000 Method: Private Sale Date: 27/05/2021

Property Type: Apartment

Agent Comments



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

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Price: \$442,000 Method: Private Sale Date: 07/11/2021

Property Type: Apartment

Agent Comments



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

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Price: \$430,000 **Method:** Private Sale **Date:** 11/11/2021

Property Type: Apartment

Agent Comments

Account - The Agency Port Phillip | P: 03 8578 0388



