

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

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	3/14 Inkerman Street, St Kilda Vic 3182				
Indicative selling price	ce control of the con				

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

To the meaning of the price see concurrence govida, and equating				
Range between	\$550,000	&	\$600,000	

Median sale price

Median price	\$500,000	Hou	se	Unit	х	Suburb	St Kilda
Period - From	01/10/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	7/167 Fitzroy St ST KILDA 3182	\$600,000	13/02/2019
2	108/131 Acland St ST KILDA 3182	\$585,000	04/10/2018
3	413A/33 Inkerman St ST KILDA 3182	\$565,000	10/11/2018

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.

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





Generated: 27/02/2019 09:54



INKERMAN STREET

Rooms:

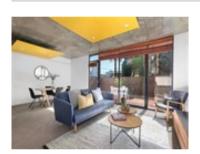
Property Type: Strata Unit/Flat

Agent Comments

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** December quarter 2018: \$500,000

Comparable Properties



7/167 Fitzroy St ST KILDA 3182 (REI)





Price: \$600,000 Method: Private Sale Date: 13/02/2019

Rooms: -

Property Type: Apartment

Agent Comments











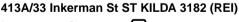
Price: \$585,000

Method: Sold Before Auction

Date: 04/10/2018

Rooms: 3

Property Type: Apartment Land Size: 908 sqm approx Agent Comments





Price: \$565,000 Method: Auction Sale Date: 10/11/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





Generated: 27/02/2019 09:54