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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

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$500,000

House

Unit

X

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.

	Address 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.

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



2 1 1

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



7/167 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$600,000
Method: Private Sale
Date: 13/02/2019
Rooms: -
Property Type: Apartment



108/131 Acland St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000
Method: Sold Before Auction
Date: 04/10/2018
Rooms: 3
Property Type: Apartment
Land Size: 908 sqm approx



413A/33 Inkerman St ST KILDA 3182 (REI)

Agent Comments

2 2 1

Price: \$565,000
Method: Auction Sale
Date: 10/11/2018
Rooms: -
Property Type: Apartment