

## 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

1/247 INKERMAN STREET BALACLAVA VIC 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Balaclava

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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 6 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

26/72-74 CARLISLE STREET ST KILDA VIC 3182	\$405,000	18-Jun-24
10/41 RAGLAN STREET ST KILDA EAST VIC 3183	\$410,000	15-Mar-24
7/31 CHARNWOOD ROAD ST KILDA VIC 3182	\$408,000	13-Feb-24

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 6 months.

This Statement of Information was prepared on: 02 August 2024

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**26/72-74 CARLISLE STREET ST KILDA VIC 3182**

2 1 -

Sold Price

<sup>RS</sup> **\$405,000**

Sold Date

**18-Jun-24**

Distance

**0.64km**



**10/41 RAGLAN STREET ST KILDA EAST VIC 3183**

1 1 1

Sold Price

**\$410,000**

Sold Date

**15-Mar-24**

Distance

**0.19km**



**7/31 CHARNWOOD ROAD ST KILDA VIC 3182**

1 1 1

Sold Price

**\$408,000**

Sold Date

**13-Feb-24**

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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