

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

302/109 INKERMAN STREET ST KILDA VIC 3182

Indicative selling price

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

Single Price

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2021

to

31 Oct 2022

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

403/111-113 INKERMAN STREET ST KILDA VIC 3182	\$370,000	23-Jul-22
305B/21 INKERMAN STREET ST KILDA VIC 3182	\$398,500	30-Sep-22
207/181-185 ST KILDA ROAD ST KILDA VIC 3182	\$375,000	02-Aug-22

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: 07 November 2022



**403/111-113 INKERMAN STREET ST
KILDA VIC 3182**

 1
  1
  1

Sold Price

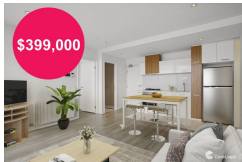
\$370,000

Sold Date

23-Jul-22

Distance

0.04km



**305B/21 INKERMAN STREET ST
KILDA VIC 3182**

 1
  1
  1

Sold Price

^{RS} **\$398,500** ^{UN}

Sold Date

30-Sep-22

Distance

0.33km



**207/181-185 ST KILDA ROAD ST
KILDA VIC 3182**

 1
  1
  1

Sold Price

\$375,000

Sold Date

02-Aug-22

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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