

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

8/128 Inkerman Street, St Kilda Vic 3182

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$270,000

&

\$295,000

Median sale price

Median price \$530,000

House

Unit

X

Suburb

St Kilda

Period - From 01/07/2018

to

30/09/2018

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	16/54 Balston St BALACLAVA 3183	\$300,500	05/10/2018
2	14/1 Fiona Ct ST KILDA 3182	\$290,000	28/10/2018
3	7/35 Charles St ST KILDA 3182	\$276,500	04/09/2018

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.



Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$270,000 - \$295,000
Median Unit Price
September quarter 2018: \$530,000

Comparable Properties



16/54 Balston St BALACLAVA 3183 (REI)

Agent Comments



Price: \$300,500
Method: Private Sale
Date: 05/10/2018
Rooms: -
Property Type: Apartment



14/1 Fiona Ct ST KILDA 3182 (REI)

Agent Comments



Price: \$290,000
Method: Auction Sale
Date: 28/10/2018
Rooms: -
Property Type: Apartment



7/35 Charles St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$276,500
Method: Private Sale
Date: 04/09/2018
Rooms: -
Property Type: Apartment