

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

41/116 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$185,000

&

\$195,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

St Kilda

Period - From

30/09/2023

to

29/09/2024

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	2/116 Inkerman St ST KILDA 3182	\$185,500	27/06/2024
2			
3			

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.

This Statement of Information was prepared on:

30/09/2024 10:53

41/116 Inkerman Street, St Kilda Vic 3182



Rodney Morley
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Indicative Selling Price

\$185,000 - \$195,000

Median Unit Price

30/09/2023 - 29/09/2024: \$525,000



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/116 Inkerman St ST KILDA 3182 (VG)

Agent Comments

1 - -

Price: \$185,500

Method: Sale

Date: 27/06/2024

Property Type: Strata Flat - Single OYO Flat

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 - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



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