

# 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

421a Inkerman Street, St Kilda East Vic 3183

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,616,000

Property Type House

Suburb St Kilda East

Period - From 01/10/2020

to

31/12/2020

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	22 Greeves St ST KILDA 3182	\$1,152,500	02/11/2020
2	26 Evelyn St ST KILDA EAST 3183	\$1,075,000	29/11/2020
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:

22/01/2021 13:06



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**Rooms:** study

**Property Type:** House

**Agent Comments**

garage, garden shed

## Comparable Properties



**22 Greeves St ST KILDA 3182 (VG)**

**Agent Comments**

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**Price:** \$1,152,500

**Method:** Sale

**Date:** 02/11/2020

**Property Type:** House (Res)

**Land Size:** 195 sqm approx



**26 Evelyn St ST KILDA EAST 3183 (REI)**

**Agent Comments**

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**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 29/11/2020

**Property Type:** House (Res)

**Land Size:** 160 sqm approx

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.