

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

406/111 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$495,000 & \$540,000

Median sale price

Median price \$595,500 Property Type Unit Suburb St Kilda

Period - From 01/10/2019 to 31/12/2019 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	213/135 Inkerman St ST KILDA 3182	\$560,000	13/11/2019
2	3/51 Westbury St ST KILDA EAST 3183	\$521,500	14/03/2020
3	4/68 Alma Rd ST KILDA 3182	\$520,000	29/02/2020

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:

01/04/2020 15:11



Property Type: Apartment

Agent Comments

Comparable Properties



213/135 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$560,000

Method: Sold Before Auction

Date: 13/11/2019

Property Type: Apartment



3/51 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$521,500

Method: Auction Sale

Date: 14/03/2020

Property Type: Apartment



4/68 Alma Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$520,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Apartment