

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

114/171-173 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

\$275,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Mar 2023

to

29 Feb 2024

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

205/171-173 INKERMAN STREET ST KILDA VIC 3182	\$300,000	03-Feb-24
19/37 VALE STREET ST KILDA VIC 3182	\$285,000	03-Oct-23
9/5 REDAN STREET ST KILDA VIC 3182	\$302,000	13-Oct-23

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: 28 March 2024



205/171-173 INKERMAN STREET ST KILDA VIC 3182

Sold Price

^{RS} **\$300,000**

Sold Date **03-Feb-24**

1 1 1

Distance **0km**



19/37 VALE STREET ST KILDA VIC 3182

Sold Price

\$285,000

Sold Date **03-Oct-23**

1 1 1

Distance **0.36km**



9/5 REDAN STREET ST KILDA VIC 3182

Sold Price

\$302,000

Sold Date **13-Oct-23**

1 1 1

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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