

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4/247 Inkerman Street, St Kilda Vic 3182

### Indicative selling price

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

Single price

\$449,000

### Median sale price

Median price

\$572,500

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2019

to

30/09/2020

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	12/6 Redan St ST KILDA 3182	\$465,000	13/11/2019
2	5/2 Ruabon Rd TOORAK 3142	\$455,000	05/11/2020
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

24/11/2020 16:13

4/247 Inkerman Street, St Kilda Vic 3182



Phoebe Hnarakis

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**Indicative Selling Price**

\$449,000

**Median Unit Price**

Year ending September 2020: \$572,500



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**12/6 Redan St ST KILDA 3182 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 13/11/2019

**Property Type:** Apartment



**5/2 Ruabon Rd TOORAK 3142 (REI)**

**Agent Comments**

2 1 1

**Price:** \$455,000

**Method:** Sold Before Auction

**Date:** 05/11/2020

**Property Type:** Unit

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.