

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 309/171-173 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$530,000 House Unit X Suburb St Kilda

Period - From 01/07/2018 to 30/09/2018 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	201/63 Acland St ST KILDA 3182	\$435,000	05/10/2018
2	303b/21 Inkerman St ST KILDA 3182	\$425,000	24/10/2018
3	109/160 Hotham St ST KILDA EAST 3183	\$412,000	18/10/2018

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



201/63 Acland St ST KILDA 3182 (REI)

Agent Comments



Price: \$435,000

Method: Sold Before Auction

Date: 05/10/2018

Rooms: -

Property Type: Apartment



303b/21 Inkerman St ST KILDA 3182 (REI)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 24/10/2018

Rooms: 3

Property Type: Apartment



109/160 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$412,000

Method: Sold Before Auction

Date: 18/10/2018

Rooms: 2

Property Type: Apartment