

Andrew James 03 9509 0411 0411 420 788 ajames@hockingstuart.com.au

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
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Indicative selling price

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

Range between	\$410,000	&	\$450,000
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Median sale price

Median price	\$530,000	Hou	Ise	Unit	Х	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.

Add	dress 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.

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Indicative Selling Price \$410,000 - \$450,000 **Median Unit Price** September quarter 2018: \$530,000



Rooms:

Property Type: Apartment Agent Comments



Comparable Properties



201/63 Acland St ST KILDA 3182 (REI)

Price: \$435,000

Method: Sold Before Auction

Date: 05/10/2018

Rooms: -

Property Type: Apartment

Agent Comments



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

Price: \$425,000 Method: Private Sale Date: 24/10/2018

Rooms: 3

Property Type: Apartment

Agent Comments



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

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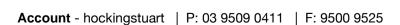
Price: \$412,000

Method: Sold Before Auction

Date: 18/10/2018

Rooms: 2

Property Type: Apartment







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