

Susan Sluiter
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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	1/210 Inkerman Street, St Kilda East Vic 3183
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Indicative selling price

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

Range between	\$440,000	&	\$460,000
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Median sale price

Median price	\$562,500	House		Unit	X	Suburb	St Kilda East
Period - From	01/07/2017	to	30/09/2017	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	10/78 Barkly St ST KILDA 3182	\$462,500	09/09/2017
2	33/53 Balaclava Rd ST KILDA EAST 3183	\$460,000	17/09/2017
3	15/6 Williams Rd PRAHRAN 3181	\$445,000	11/11/2017

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:
Agent Comments

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Indicative Selling Price
\$440,000 - \$460,000
Median Unit Price
September quarter 2017: \$562,500

Comparable Properties



10/78 Barkly St ST KILDA 3182 (REI)

Agent Comments



Price: \$462,500
Method: Auction Sale
Date: 09/09/2017
Rooms: 4
Property Type: Apartment



33/53 Balaclava Rd ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$460,000
Method: Auction Sale
Date: 17/09/2017
Rooms: -
Property Type: Apartment



15/6 Williams Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 11/11/2017
Rooms: -
Property Type: Apartment