

## 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 B202/21 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 \$519,000

#### Median sale price

Median price \$550,000 House Unit X Suburb St Kilda

Period - From 01/04/2017 to 31/03/2018 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	31/128-140 Chapel St ST KILDA 3182	\$525,000	25/01/2018
2	1014/74 Queens Rd MELBOURNE 3004	\$505,000	01/03/2018
3	204/33 Inkerman St ST KILDA 3182	\$500,000	23/03/2018

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.



2   
 1   
 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$519,000

**Median Unit Price**

Year ending March 2018: \$550,000

## Comparable Properties



**31/128-140 Chapel St ST KILDA 3182 (REI/VG)** **Agent Comments**

2   
 1   
 1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 25/01/2018

**Rooms:** -

**Property Type:** Apartment



**1014/74 Queens Rd MELBOURNE 3004 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$505,000

**Method:** Private Sale

**Date:** 01/03/2018

**Rooms:** -

**Property Type:** Apartment



**204/33 Inkerman St ST KILDA 3182 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 23/03/2018

**Rooms:** -

**Property Type:** Apartment

**Land Size:** 655 sqm approx