

#### 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	B202/21 Inkerman Street, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$519,000

#### Median sale price

Median price	\$550,000	Hou	se	Unit	Х	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.

Add	dress 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.

Account - hockingstuart | P: 03 9593 8733 | F: 03 9537 0372





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## hockingstuart



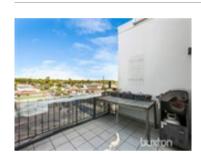


Rooms:

**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

1

**6** 

Price: \$525,000 Method: Private Sale Date: 25/01/2018

Rooms: -

Property Type: Apartment

Duxton Duxton

1014/74 Queens Rd MELBOURNE 3004

(REI/VG)

**—** 2





Price: \$505,000 Method: Private Sale Date: 01/03/2018

Rooms: -

**Property Type:** Apartment

Agent Comments



204/33 Inkerman St ST KILDA 3182 (REI)

**-**2



**Price:** \$500,000 **Method:** Private Sale **Date:** 23/03/2018

Rooms: -

**Property Type:** Apartment **Land Size:** 655 sqm approx

**Agent Comments** 

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