

## 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

24/116 INKERMANS STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$200,000

&

\$220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

27/116 INKERMANS STREET ST KILDA VIC 3182	\$202,000	04-Oct-23
18/42 WATERLOO CRESCENT ST KILDA VIC 3182	\$200,000	21-Jan-24
18/92-94 GREY STREET ST KILDA VIC 3182	\$210,000	09-Sep-23

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 6 months.

This Statement of Information was prepared on: 09 February 2024


**27/116 INKERMANN STREET ST  
KILDA VIC 3182**
 1  1  1

Sold Price

**\$202,000**

Sold Date

**04-Oct-23**

Distance

**0km**

**18/42 WATERLOO CRESCENT ST  
KILDA VIC 3182**
 -  1  1

Sold Price

<sup>RS</sup> **\$200,000** <sup>UN</sup>

Sold Date

**21-Jan-24**

Distance

**0.38km**

**18/92-94 GREY STREET ST KILDA  
VIC 3182**
 -  1  1

Sold Price

**\$210,000**

Sold Date

**09-Sep-23**

Distance

**0.54km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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