

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

102/171-173 INKERMANN STREET ST KILDA VIC 3182

Indicative selling price

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

Single Price

\$399,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2021

to

30 Sep 2022

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

14/77 WESTBURY STREET ST KILDA EAST VIC 3183	\$412,500	11-Oct-22
207/173-177 BARKLY STREET ST KILDA VIC 3182	\$385,000	06-Jun-22
1403/3-5 ST KILDA ROAD ST KILDA VIC 3182	\$410,000	02-Sep-22

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: 20 October 2022

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**14/77 WESTBURY STREET ST
KILDA EAST VIC 3183**

1 1 1

Sold Price ^{RS} **\$412,500** ^{UN} Sold Date **11-Oct-22**

Distance **0.65km**



**207/173-177 BARKLY STREET ST
KILDA VIC 3182**

1 1 1

Sold Price **\$385,000** Sold Date **06-Jun-22**

Distance **0.72km**



**1403/3-5 ST KILDA ROAD ST
KILDA VIC 3182**

1 1 1

Sold Price ^{RS} **\$410,000** Sold Date **02-Sep-22**

Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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