

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

227/135 INKERMANS 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

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Nov 2021

to

31 Oct 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

405/196 ST KILDA ROAD ST KILDA VIC 3182	\$495,000	29-Aug-22
501B/21 INKERMANS STREET ST KILDA VIC 3182	\$500,000	06-Oct-22
28/72-74 CARLISLE STREET ST KILDA VIC 3182	\$470,000	08-Aug-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: 17 November 2022

Melanie Walden
 P 90664813
 M 0422395214
 E melaniewalden@mcgrath.com.au



405/196 ST KILDA ROAD ST KILDA VIC 3182 Sold Price **\$495,000** Sold Date **29-Aug-22**

2 1 2

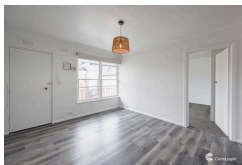
Distance **0.43km**



501B/21 INKERMANN STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$500,000** Sold Date **06-Oct-22**

2 1 1

Distance **0.43km**



28/72-74 CARLISLE STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$470,000** Sold Date **08-Aug-22**

2 1 1

Distance **0.31km**

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

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