

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

206A/33 INKERMAN 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

\$565,000

&

\$595,000

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

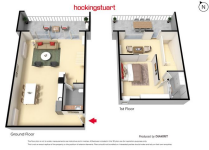
14/15 INKERMAN STREET ST KILDA VIC 3182	\$600,000	16-Nov-23
310/40-44 PAKINGTON STREET ST KILDA VIC 3182	\$560,000	30-Oct-23
103/2 CHAUCER STREET ST KILDA VIC 3182	\$580,000	02-Dec-23

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: 21 February 2024

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14/15 INKERMAN STREET ST KILDA VIC 3182 Sold Price **\$600,000** Sold Date **16-Nov-23**
 Distance **0.09km**
 1 Bed 1 Bath 1 Car



310/40-44 PAKINGTON STREET ST KILDA VIC 3182 Sold Price **\$560,000** Sold Date **30-Oct-23**
 Distance **0.49km**
 2 Bed 1 Bath 1 Car



103/2 CHAUCER STREET ST KILDA VIC 3182 Sold Price ^{RS} **\$580,000** Sold Date **02-Dec-23**
 Distance **0.51km**
 2 Bed 1 Bath 1 Car

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

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