

Bradley Perin  
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## 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

13/193-195 Inkerman Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$430,000

&

\$470,000

#### Median sale price

Median price

\$577,000

House

Unit

X

Suburb

St Kilda

Period - From

01/01/2018

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.

	Address of comparable property	Price	Date of sale
1	5/40 Gourlay St BALACLAVA 3183	\$480,000	04/03/2018
2	6/29 Charnwood Rd ST KILDA 3182	\$460,500	05/05/2018
3	3/193 Inkerman St ST KILDA 3182	\$431,000	09/12/2017

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.

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 1    1    1

**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$430,000 - \$470,000  
**Median Unit Price**  
March quarter 2018: \$577,000

## Comparable Properties



5/40 Gourlay St BALACLAVA 3183 (REI)

**Agent Comments**

 2    1    -

**Price:** \$480,000  
**Method:** Auction Sale  
**Date:** 04/03/2018  
**Rooms:** 3  
**Property Type:** Apartment



6/29 Charnwood Rd ST KILDA 3182 (REI)

**Agent Comments**

 2    1    1

**Price:** \$460,500  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** -  
**Property Type:** Unit



3/193 Inkerman St ST KILDA 3182 (REI)

**Agent Comments**

 2    1    -

**Price:** \$431,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** Apartment