

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

15/306-308 INKERMAN STREET ST KILDA EAST VIC 3183

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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2023

to

30 Sep 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

3/23 LANSLOWNE ROAD ST KILDA EAST VIC 3183	\$549,000	18-Jun-24
19/124 ALEXANDRA STREET ST KILDA EAST VIC 3183	\$510,000	04-Sep-24
11/42 THE AVENUE BALACLAVA VIC 3183	\$545,000	28-Jul-24

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: 08 October 2024

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**3/23 LANSDOWNE ROAD ST
 KILDA EAST VIC 3183**

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Sold Price **\$549,000** Sold Date **18-Jun-24**

Distance **0.6km**



**19/124 ALEXANDRA STREET ST
 KILDA EAST VIC 3183**

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Sold Price ^{RS} **\$510,000** Sold Date **04-Sep-24**

Distance **0.63km**



**11/42 THE AVENUE BALACLAVA
 VIC 3183**

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Sold Price **\$545,000** Sold Date **28-Jul-24**

Distance **0.64km**

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

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