

## 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

407A/33 INKERMAN STREET ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$595,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$511,750

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2022

to

30 Apr 2023

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

1402/101 ST KILDA ROAD ST KILDA VIC 3182	\$635,000	27-Feb-23
403/13 WELLINGTON STREET ST KILDA VIC 3182	\$595,000	01-Dec-22
605/25-29 ALMA ROAD ST KILDA VIC 3182	\$605,000	23-Jan-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: 24 May 2023

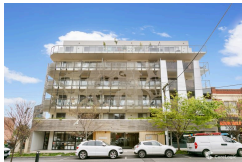
Melanie Walden  
 P 90664813  
 M 0422395214  
 E melaniewalden@mcgrath.com.au



**1402/101 ST KILDA ROAD ST KILDA VIC 3182** Sold Price **\$635,000** Sold Date **27-Feb-23**

2 2 1

Distance **0.6km**



**403/13 WELLINGTON STREET ST KILDA VIC 3182** Sold Price **\$595,000** Sold Date **01-Dec-22**

2 2 1

Distance **1km**



**605/25-29 ALMA ROAD ST KILDA VIC 3182** Sold Price **\$605,000** Sold Date **23-Jan-23**

2 2 1

Distance **0.53km**

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

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