

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

2/176 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

\$515,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2022

to

30 Sep 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

41/16A CHAPEL STREET ST KILDA VIC 3182	\$515,000	14-Sep-23
1/11 FULTON STREET ST KILDA EAST VIC 3183	\$515,000	04-Jun-23
6/17 BURNETT STREET ST KILDA VIC 3182	\$513,000	12-Jul-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: 10 October 2023

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41/16A CHAPEL STREET ST KILDA VIC 3182

Sold Price

RS

\$515,000

Sold Date

14-Sep-23

2

1

1

Distance

0.19km



1/11 FULTON STREET ST KILDA EAST VIC 3183

Sold Price

\$515,000

Sold Date

04-Jun-23

2

1

1

Distance

0.74km



6/17 BURNETT STREET ST KILDA VIC 3182

Sold Price

\$513,000

Sold Date

12-Jul-23

2

1

1

Distance

1.02km



6/2 ALFRISTON STREET ELWOOD VIC 3184

Sold Price

\$525,000

Sold Date

19-May-23

2

1

1

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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