

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

1/378 Inkerman Street, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000

&

\$480,000

Median sale price

Median price \$550,000

House

Unit

X

Suburb

St Kilda East

Period - From 01/10/2016

to

30/09/2017

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	6/43 Williams Rd PRAHRAN 3181	\$480,000	07/10/2017
2	5/378 Inkerman St ST KILDA EAST 3183	\$480,000	11/10/2017
3	413/163 Inkerman St ST KILDA 3182	\$470,000	07/06/2017

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.



2
 1
 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$480,000

Median Unit Price

Year ending September 2017: \$550,000

Comparable Properties



6/43 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$480,000

Method: Private Sale

Date: 07/10/2017

Rooms: -

Property Type: Apartment



5/378 Inkerman St ST KILDA EAST 3183 (REI)

Agent Comments

2
 1
 1

Price: \$480,000

Method: Private Sale

Date: 11/10/2017

Rooms: 4

Property Type: Apartment



413/163 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

2
 1
 1

Price: \$470,000

Method: Private Sale

Date: 07/06/2017

Rooms: -

Property Type: Apartment