

# 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

6/314 Inkerman Street, St Kilda East Vic 3183

### Indicative selling price

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

Range between \$285,000 & \$310,000

### Median sale price

Median price \$589,250 Property Type Unit Suburb St Kilda East

Period - From 01/01/2019 to 31/12/2019 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	5/314 Inkerman St ST KILDA EAST 3183	\$265,000	05/10/2019
2	5/35 Charles St ST KILDA 3182	\$245,000	23/12/2019
3			

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.~~

This Statement of Information was prepared on:

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**Property Type:** Flat  
**Land Size:** 843.475 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$285,000 - \$310,000  
**Median Unit Price**  
Year ending December 2019: \$589,250

## Comparable Properties



**5/314 Inkerman St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**



**Price:** \$265,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Property Type:** Apartment



**5/35 Charles St ST KILDA 3182 (REI/VG)**

**Agent Comments**



**Price:** \$245,000  
**Method:** Private Sale  
**Date:** 23/12/2019  
**Property Type:** Studio Apartment

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.