

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

10/319 Inkerman Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$592,500

Property Type Unit

Suburb Balaclava

Period - From 30/08/2022

to

29/08/2023

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	3/17 Hughenden Rd ST KILDA EAST 3183	\$592,000	03/06/2023
2	32/128-140 Chapel St ST KILDA 3182	\$571,000	06/06/2023
3	316/135 Inkerman St ST KILDA 3182	\$560,000	20/06/2023

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:

30/08/2023 11:24