

## Statement of Information

14<sup>th</sup> February 2019

### INK St Kilda

2 bed 2 bath 2 car



### Indicative Selling Price

Range between **\$950,000 - \$1,000,000**

Median Sale Price - \$530,000 for a one bedroom apartment in suburb St Kilda as of 1<sup>st</sup> February 2019. Sourced from [www.realestate.com.au](http://www.realestate.com.au)

### Comparable Property Sales

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                        | Features           | Sale Date   | Sale Price |
|----|--------------------------------|--------------------|-------------|------------|
| 1. | 14/41 Marine Parade, St Kilda  | 2 bed 2 bath 2 car | 26 May 2018 | \$950,000  |
| 2. | 87/41 Marine Parade, St Kilda  | 2 bed 2 bath 2 car | 18 Nov 2017 | \$975,000  |
| 3. | 103/30 The Esplanade, St Kilda | 2 bed 2 bath 2 car | 11 Feb 2011 | \$980,000  |

*The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.*