

## 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

123/135 Inkerman Street, St Kilda Vic 3182

#### Indicative selling price

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

Range between

\$550,000

&

\$590,000

#### Median sale price

Median price

\$518,750

House

Unit

X

Suburb

St Kilda

Period - From

01/04/2017

to

30/06/2017

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	6/65 Westbury St ST KILDA EAST 3183	\$591,000	29/07/2017
2	12/65 Westbury St ST KILDA EAST 3183	\$561,000	27/05/2017
3	12/54 Hotham St ST KILDA EAST 3183	\$545,000	13/06/2017

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.~~

123/135 Inkerman Street, St Kilda Vic 3182

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2 1 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$590,000  
**Median Unit Price**  
June quarter 2017: \$518,750

## Comparable Properties



**6/65 Westbury St ST KILDA EAST 3183 (REI)** **Agent Comments**

2 1 1

**Price:** \$591,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** -  
**Property Type:** Apartment



**12/65 Westbury St ST KILDA EAST 3183 (REI)** **Agent Comments**

2 1 1

**Price:** \$561,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** 3  
**Property Type:** Apartment



**12/54 Hotham St ST KILDA EAST 3183 (REI)** **Agent Comments**

2 1 1

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 13/06/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 130 sqm approx