

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

402/109 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$570,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2020 to 31/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	5/31 Burnett St ST KILDA 3182	\$520,500	03/12/2020
2	402/135 Inkerman St ST KILDA 3182	\$519,000	20/05/2020
3	1/132 Inkerman St ST KILDA 3182	\$500,000	17/04/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

05/02/2021 15:46



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



5/31 Burnett St ST KILDA 3182 (VG)

Agent Comments



Price: \$520,500

Method: Sale

Date: 03/12/2020

Property Type: Strata Flat - Single OYO Flat



402/135 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$519,000

Method: Private Sale

Date: 20/05/2020

Property Type: Apartment



1/132 Inkerman St ST KILDA 3182 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 17/04/2020

Property Type: Strata Flat - Single OYO Flat