

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	413A/33 Inkerman Street, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

k	\$590,000
,	

#### Median sale price

Median price	\$539,000	Hou	ıse	Unit	х	Suburb	St Kilda
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

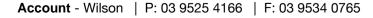
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	5/9-11 Vale St ST KILDA 3182	\$586,000	17/08/2018
2	39/1 St Kilda Rd ST KILDA 3182	\$580,000	17/09/2018
3	504/111 Inkerman St ST KILDA 3182	\$565,000	18/04/2018

#### 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.







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Rooms:

Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$550,000 - \$590,000 **Median Unit Price** June quarter 2018: \$539,000

## Comparable Properties



5/9-11 Vale St ST KILDA 3182 (REI/VG)





Price: \$586,000

Method: Sold Before Auction

Date: 17/08/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 









Price: \$580,000 Method: Private Sale Date: 17/09/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 



504/111 Inkerman St ST KILDA 3182 (VG)





Price: \$565.000 Method: Sale Date: 18/04/2018

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

**Account** - Wilson | P: 03 9525 4166 | F: 03 9534 0765





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