

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

505B/21 INKERMAN STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

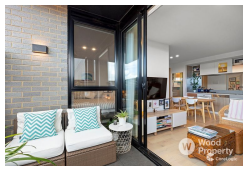
Date of sale

207/80 CARLISLE STREET ST KILDA VIC 3182	-	24-Mar-23
204/111-113 INKERMAN STREET ST KILDA VIC 3182	\$370,000	15-Nov-22
303/182 BARKLY STREET ST KILDA VIC 3182	\$399,000	14-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 12 April 2023


**207/80 CARLISLE STREET ST
KILDA VIC 3182**

Sold Price

RS - UN

 Sold Date **24-Mar-23**
 1
  1
  1

 Distance **0.34km**

**204/111-113 INKERMANS STREET ST
KILDA VIC 3182**

Sold Price

\$370,000

 Sold Date **15-Nov-22**
 1
  1
  1

 Distance **0.37km**

**303/182 BARKLY STREET ST KILDA
VIC 3182**

Sold Price

\$399,000

 Sold Date **14-Oct-22**
 1
  1
  1

 Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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