

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

205/171-173 INKERMANS 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

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jan 2023

to

31 Dec 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

110/233 DANDENONG ROAD WINDSOR VIC 3181	\$300,000	05-Sep-23
303/594 ST KILDA ROAD MELBOURNE VIC 3004	\$313,000	14-Dec-23
5/197 INKERMANS STREET ST KILDA VIC 3182	\$330,000	27-Jul-23

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: 11 January 2024



**110/233 DANDENONG ROAD
WINDSOR VIC 3181**

1 1 1

Sold Price **\$300,000** Sold Date **05-Sep-23**

Distance **1.26km**



**303/594 ST KILDA ROAD
MELBOURNE VIC 3004**

1 1 1

Sold Price ^{RS} **\$313,000** ^{UN} Sold Date **14-Dec-23**

Distance **1.91km**



**5/197 INKERMANN STREET ST KILDA
VIC 3182**

1 1 1

Sold Price **\$330,000** Sold Date **27-Jul-23**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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