

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

211/171-173 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 Sep 2022

to

31 Aug 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

5/197 INKERMANS STREET ST KILDA VIC 3182	\$330,000	27-Jul-23
10/15-17 CRIMEA STREET ST KILDA VIC 3182	\$330,000	-
102/173-177 BARKLY STREET ST KILDA VIC 3182	\$341,000	13-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: 06 September 2023



5/197 INKERMAN STREET ST KILDA VIC 3182

1 1 1

Sold Price ^{RS} **\$330,000** Sold Date **27-Jul-23**

Distance **0.14km**



10/15-17 CRIMEA STREET ST KILDA VIC 3182

1 1 1

Sold Price **\$330,000** Sold Date **-**

Distance **0.73km**



102/173-177 BARKLY STREET ST KILDA VIC 3182

1 1 1

Sold Price ^{RS} **\$341,000** Sold Date **13-Jul-23**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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