

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

5/22 INKERMANN 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,750

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2021

to

30 Apr 2022

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

9/152 PEEL STREET WINDSOR VIC 3181	\$505,000	16-Dec-21
6/17 COWDEROY STREET ST KILDA WEST VIC 3182	\$490,000	25-Apr-22
6/9 GOURLAY STREET BALACLAVA VIC 3183	\$493,000	04-Dec-21

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: 24 May 2022



9/152 PEEL STREET WINDSOR VIC 3181

Sold Price

\$505,000

Sold Date

16-Dec-21



1



1



1

Distance

1.1km



6/17 COWDEROY STREET ST KILDA WEST VIC 3182

Sold Price

^{RS} **\$490,000** ^{UN}

Sold Date

25-Apr-22



1



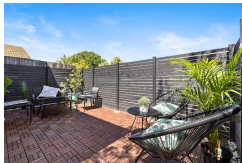
1



1

Distance

1.31km



6/9 GOURLAY STREET BALACLAVA VIC 3183

Sold Price

\$493,000

Sold Date

04-Dec-21



1



1



1

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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