

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

103/111-113 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,750

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2021

to

31 May 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

| | | |
|---|-----------|-----------|
| 410/163-169 INKERMAN STREET ST KILDA VIC 3182 | \$490,000 | 01-Nov-21 |
| 124/135 INKERMAN STREET ST KILDA VIC 3182 | \$470,500 | 14-Jan-21 |
| 503/163-169 INKERMAN STREET ST KILDA VIC 3182 | \$490,000 | 20-Oct-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: 07 June 2022



410/163-169 INKERMAN STREET ST Sold Price **\$490,000** Sold Date **01-Nov-21**
KILDA VIC 3182

 2  1  1

Distance **0.13km**



124/135 INKERMAN STREET ST Sold Price **\$470,500** Sold Date **14-Jan-21**
KILDA VIC 3182

 2  1  1

Distance **0.07km**



503/163-169 INKERMAN STREET ST Sold Price **\$490,000** Sold Date **20-Oct-21**
KILDA VIC 3182

 2  1  1

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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