

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

Stunning 1-bedroom, 1-bathroom, 1 car garage apartment 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

\$668,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 2024

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

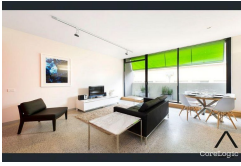
Date of sale

403/78 INKERMAN STREET ST KILDA VIC 3182	-	20-Mar-24
214/171-173 INKERMAN STREET ST KILDA VIC 3182	-	21-Mar-24

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: 25 July 2024



**403/78 INKERMAN STREET ST
KILDA VIC 3182**

Sold Price

- Sold Date **20-Mar-24**

 1  1  1

Distance **0.22km**



**214/171-173 INKERMAN STREET ST
KILDA VIC 3182**

Sold Price

Sold Date **21-Mar-24**

 1  1  1

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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