

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 505b/21 Inkerman Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$395,000 & \$430,000

Median sale price

Median price \$610,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2021 to 31/12/2021 Source REIV

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 six 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
1	312A/33 Inkerman St ST KILDA 3182	\$430,000	11/11/2021
2	301/109 Inkerman St ST KILDA 3182	\$425,000	16/12/2021
3	408/111 Inkerman St ST KILDA 3182	\$395,000	10/11/2021

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 six months.~~

This Statement of Information was prepared on: 11/04/2022 11:14



Property Type: Apartment

Agent Comments

Comparable Properties



312A/33 Inkerman St ST KILDA 3182 (REI/VG) **Agent Comments**



Price: \$430,000

Method: Private Sale

Date: 11/11/2021

Property Type: Apartment



301/109 Inkerman St ST KILDA 3182 (REI/VG) **Agent Comments**



Price: \$425,000

Method: Private Sale

Date: 16/12/2021

Property Type: Apartment



408/111 Inkerman St ST KILDA 3182 (VG) **Agent Comments**



Price: \$395,000

Method: Sale

Date: 10/11/2021

Property Type: Subdivided Flat - Single OYO Flat