### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	505b/21 Inkerman Street, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$610,000	Pro	perty 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

Add	dress 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 comparableproperties 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





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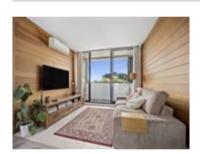
**Indicative Selling Price** \$395,000 - \$430,000 **Median Unit Price** December quarter 2021: \$610,000





Property Type: Apartment **Agent Comments** 

# Comparable Properties



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

Price: \$430,000 Method: Private Sale

Property Type: Apartment

Date: 11/11/2021





Price: \$425,000 Method: Private Sale Date: 16/12/2021

Property Type: Apartment



408/111 Inkerman St ST KILDA 3182 (VG)

Price: \$395.000 Method: Sale Date: 10/11/2021

Property Type: Subdivided Flat - Single OYO

Flat

Agent Comments

**Agent Comments** 

Agent Comments

Account - Wood Property | P: 03 8539 3333



