

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 B209/21 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$380,000 & \$415,000

Median sale price

Median price \$632,500 Property Type Unit Suburb St Kilda

Period - From 01/04/2021 to 30/06/2021 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	205/111 Inkerman St ST KILDA 3182	\$385,000	16/06/2021
2	107/109 Inkerman St ST KILDA 3182	\$382,000	29/05/2021
3	102/25-29 Alma Rd ST KILDA 3182	\$391,000	15/07/2021

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.~~

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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$380,000 - \$415,000
Median Unit Price
June quarter 2021: \$632,500

Comparable Properties



205/111 Inkerman St ST KILDA 3182 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 16/06/2021
Property Type: Apartment



107/109 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$382,000
Method: Auction Sale
Date: 29/05/2021
Property Type: Apartment



102/25-29 Alma Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$391,000
Method: Private Sale
Date: 15/07/2021
Property Type: Apartment