## 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

10/314 Inkerman Street, St Kilda East Vic 3183

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$270,000		&		\$290,000			
Median sale pr	ice							
Median price	\$577,500	Pro	operty Type	Unit			Suburb	St Kilda East
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/38 Waterloo Cr ST KILDA 3182	\$280,000	16/09/2024
2	7/52 Alma Rd ST KILDA 3182	\$295,000	27/05/2024
3	14/40 Waterloo Cr ST KILDA 3182	\$280,000	21/05/2024

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:

08/10/2024 17:33









Property Type: Apartment Agent Comments Indicative Selling Price \$270,000 - \$290,000 Median Unit Price June quarter 2024: \$577,500

# **Comparable Properties**



5/38 Waterloo Cr ST KILDA 3182 (REI)



Price: \$280,000 Method: Private Sale Date: 16/09/2024 Property Type: Unit Agent Comments

Agent Comments



Price: \$295,000

7/52 Alma Rd ST KILDA 3182 (REI/VG)

Method: Private Sale Date: 27/05/2024 Property Type: Apartment

14/40 Waterloo Cr ST KILDA 3182 (REI/VG)



Agent Comments



Price: \$280,000 Method: Private Sale Date: 21/05/2024 Property Type: Apartment

### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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