#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

Address	10/314 Inkerman Street, St Kilda East Vic 3183
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$295,000	&	\$320,000
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#### Median sale price

Median price	\$575,000	Pro	perty Type Un	it		Suburb	St Kilda East
Period - From	30/08/2023	to	29/08/2024	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.

#### Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	5/44 Alexandra St ST KILDA EAST 3183	\$315,000	21/06/2024
2	4/83 Westbury St ST KILDA EAST 3183	\$310,000	16/06/2024
3	6/3 Celeste Ct ST KILDA EAST 3183	\$315,000	16/06/2024

#### 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:	30/08/2024 10:50



Date of sale







**Property Type:** Apartment/Unit Agent Comments

Indicative Selling Price \$295,000 - \$320,000 Median Unit Price 30/08/2023 - 29/08/2024: \$575,000

## Comparable Properties



5/44 Alexandra St ST KILDA EAST 3183 (REI/VG)

Price: \$315,000 Method: Private Sale Date: 21/06/2024

Property Type: Apartment

**Agent Comments** 



4/83 Westbury St ST KILDA EAST 3183

(REI/VG)

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**Price:** \$310,000 **Method:** Private Sale **Date:** 16/06/2024

Property Type: Apartment

**Agent Comments** 



6/3 Celeste Ct ST KILDA EAST 3183 (REI/VG)

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Price: \$315.000

Method: Auction Sale Date: 16/06/2024 Property Type: Apartment Agent Comments

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





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