

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

15/310 Inkerman Street, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$599,950

Median sale price

Median price

\$658,500

Property Type

Unit

Suburb

St Kilda East

Period - From

01/04/2023

to

30/06/2023

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	10/319 Inkerman St BALACLAVA 3183	\$615,000	05/10/2023
2	7/310 Inkerman St ST KILDA EAST 3183	\$600,000	04/08/2023
3	5/72 Westbury St ST KILDA EAST 3183	\$596,000	04/05/2023

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:

12/10/2023 08:27

15/310 Inkerman Street, St Kilda East Vic 3183

**Jellis
Craig**

Ari Levin

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Indicative Selling Price

\$599,950

Median Unit Price

June quarter 2023: \$658,500



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



10/319 Inkerman St BALACLAVA 3183 (REI)

Agent Comments

 2  1  1

Price: \$615,000

Method: Sold Before Auction

Date: 05/10/2023

Property Type: Apartment



7/310 Inkerman St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000

Method: Sold Before Auction

Date: 04/08/2023

Property Type: Apartment



5/72 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

 2  1  1

Price: \$596,000

Method: Private Sale

Date: 04/05/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500



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