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

405/109 Inkerman Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$340,000		&		\$370,000			
Median sale p	rice							
Median price	\$525,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	14/03/2023	to	13/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	9/63 Pakington St ST KILDA 3182	\$360,000	21/09/2023
2	G01/40-44 Pakington St ST KILDA 3182	\$355,000	14/12/2023
3	305/109 Inkerman St ST KILDA 3182	\$345,000	30/01/2024

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:

14/03/2024 10:06









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$340,000 - \$370,000 Median Unit Price 14/03/2023 - 13/03/2024: \$525,000

Comparable Properties



9/63 Pakington St ST KILDA 3182 (REI)



Price: \$360,000 Method: Private Sale Date: 21/09/2023 Property Type: Apartment Agent Comments

Agent Comments



|==| 1 **|==|** 1 **|==|** 1

G01/40-44 Pakington St ST KILDA 3182 (REI)

Price: \$355,000 Method: Private Sale Date: 14/12/2023 Property Type: Apartment



305/109 Inkerman St ST KILDA 3182 (REI/VG) Agent Comments



Price: \$345,000 Method: Private Sale Date: 30/01/2024 Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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