

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

406/109 INKERMAN STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

302/135 INKERMAN STREET ST KILDA VIC 3182	\$300,000	20-Apr-24
2/2 MARRIOTT STREET ST KILDA VIC 3182	\$399,990	15-Feb-24
1/36 WATERLOO CRESCENT ST KILDA VIC 3182	\$350,000	29-Apr-24

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 6 months.

This Statement of Information was prepared on: 06 May 2024



**302/135 INKERMAN STREET ST
KILDA VIC 3182**

1 1 -

Sold Price

^{RS} **\$300,000**

Sold Date **20-Apr-24**

Distance **0.1km**



**2/2 MARRIOTT STREET ST KILDA
VIC 3182**

1 1 -

Sold Price

\$399,990

Sold Date **15-Feb-24**

Distance **0.27km**



**1/36 WATERLOO CRESCENT ST
KILDA VIC 3182**

1 1 -

Sold Price

^{RS} **\$350,000** ^{UN}

Sold Date **29-Apr-24**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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