

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

409A/33 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

\$590,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Apr 2023

to

31 Mar 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

203A/33 INKERMAN STREET ST KILDA VIC 3182	\$600,000	20-Mar-24
20/28 THE AVENUE WINDSOR VIC 3181	\$673,000	09-Oct-23
204/16 PORTER STREET PRAHRAN VIC 3181	\$625,000	27-Feb-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: 09 April 2024

Shannon O'Sullivan
 M 0456029622
 E ShannonO'Sullivan@mcgrath.com.au



203A/33 INKERMAN STREET ST KILDA VIC 3182

Sold Price ^{RS} **\$600,000** Sold Date **20-Mar-24**

2 2 1

Distance **0.1km**



20/28 THE AVENUE WINDSOR VIC 3181

Sold Price **\$673,000** Sold Date **09-Oct-23**

2 2 1

Distance **1.75km**



204/16 PORTER STREET PRAHRAN VIC 3181

Sold Price **\$625,000** Sold Date **27-Feb-24**

2 2 1

Distance **1.79km**

RS = Recent sale **UN** = Undisclosed Sale

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