

## 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

5/306-308 INKERMAN STREET ST KILDA EAST VIC 3183

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

St Kilda East

Period-from

01 Oct 2022

to

30 Sep 2023

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

10/28 FULTON STREET ST KILDA EAST VIC 3183	\$510,000	02-Oct-23
4/208 INKERMAN STREET ST KILDA EAST VIC 3183	\$505,000	09-Sep-23
17/594 INKERMAN ROAD CAULFIELD NORTH VIC 3161	\$520,000	03-Sep-23

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 October 2023

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**10/28 FULTON STREET ST KILDA EAST VIC 3183**

2 1 1

Sold Price <sup>RS</sup> **\$510,000** Sold Date **02-Oct-23**

Distance **0.63km**



**4/208 INKERMANS STREET ST KILDA EAST VIC 3183**

2 1 1

Sold Price <sup>RS</sup> **\$505,000** Sold Date **09-Sep-23**

Distance **0.74km**



**17/594 INKERMANS ROAD CAULFIELD NORTH VIC 3161**

2 1 1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **03-Sep-23**

Distance **1.15km**

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

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