

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

6/386 INKERMAN STREET ST KILDA EAST VIC 3183

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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,500

Property type

Unit

Suburb

St Kilda East

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

3/37 MELBY AVENUE ST KILDA EAST VIC 3183	\$640,000	14-Apr-24
7/117 WESTBURY STREET BALACLAVA VIC 3183	\$625,000	17-Nov-23
4/169 HOTHAM STREET BALACLAVA VIC 3183	\$635,000	17-Mar-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



**3/37 MELBY AVENUE ST KILDA
EAST VIC 3183**

2 1 1

Sold Price

^{RS} **\$640,000**

Sold Date **14-Apr-24**

Distance **0.64km**



**7/117 WESTBURY STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price

\$625,000

Sold Date **17-Nov-23**

Distance **0.98km**



**4/169 HOTHAM STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price

^{RS} **\$635,000**

Sold Date **17-Mar-24**

Distance **1.22km**

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

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