## 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	9/210 Inkerman Street, St Kilda East Vic 3183
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$499,000

### Median sale price

Median price	\$627,000	Pro	perty Type Ur	it		Suburb	St Kilda East
Period - From	01/10/2023	to	31/12/2023	So	ource	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	4/28 Carlisle St ST KILDA 3182	\$500,000	29/02/2024
2	12/350 Dandenong Rd ST KILDA EAST 3183	\$475,000	12/03/2024
3	24/55 Alexandra St ST KILDA EAST 3183	\$460,000	11/01/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/03/2024 12:50





**Ruth Roberts** 9572 1666 0409 214 110

**Indicative Selling Price** \$499,000 **Median Unit Price** December quarter 2023: \$627,000

rroberts@woodards.com.au

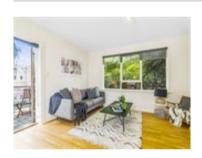




Rooms: 3

Property Type: Apartment **Agent Comments** 

# Comparable Properties



4/28 Carlisle St ST KILDA 3182 (REI)





Price: \$500,000 Method: Private Sale Date: 29/02/2024

Property Type: Apartment

**Agent Comments** 



12/350 Dandenong Rd ST KILDA EAST 3183

(REI)





Price: \$475,000 Method: Private Sale Date: 12/03/2024

Property Type: Apartment

Agent Comments



24/55 Alexandra St ST KILDA EAST 3183

(REI/VG)

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Price: \$460.000 Method: Private Sale Date: 11/01/2024

Property Type: Apartment Land Size: 68 sqm approx Agent Comments

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



