

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

10/300 Inkerman Street, St Kilda East Vic 3183

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$612,000

Property Type

Unit

Suburb

St Kilda East

Period - From

11/10/2020

to

10/10/2021

Source

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	Price	Date of sale
1	1/96 Hotham St ST KILDA EAST 3183	\$887,999	16/05/2021
2	8/194 Alma Rd ST KILDA EAST 3183	\$885,000	26/06/2021
3	5/17 Charnwood Gr ST KILDA 3182	\$885,000	24/07/2021

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 six months.~~

This Statement of Information was prepared on:

11/10/2021 10:04

10/300 Inkerman Street, St Kilda East Vic 3183



Rochelle Butt

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Indicative Selling Price

\$890,000

Median Unit Price

11/10/2020 - 10/10/2021: \$612,000



3 3 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/96 Hotham St ST KILDA EAST 3183 (VG)

Agent Comments

2 - -

Price: \$887,999

Method: Sale

Date: 16/05/2021

Property Type: Strata Unit/Flat



8/194 Alma Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 2

Price: \$885,000

Method: Auction Sale

Date: 26/06/2021

Property Type: Apartment



5/17 Charnwood Gr ST KILDA 3182 (REI/VG)

Agent Comments

2 1 -

Price: \$885,000

Method: Auction Sale

Date: 24/07/2021

Property Type: Unit

Land Size: 100 sqm approx

Account - Rodney Morley | P: 03 9525 9222 | F: 03 9525 9362



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