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	202/111 Inkerman Street, St Kilda Vic 3182

Indicative selling price

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

Single price $499,000

Median sale price

Median price $540,000 Property Type Unit Suburb St Kilda

Period - From 25/08/2021 to 24/08/2022 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	202/111 Inkerman St ST KILDA 3182	$546,000	30/10/2014
2	121/135 Inkerman St ST KILDA 3182	$490,000	31/07/2022
3	403/111 Inkerman St ST KILDA 3182	$370,000	23/07/2022

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: 25/08/2022 11:09

202/111 Inkerman Street, St Kilda Vic 3182



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$499,000
Median Unit Price
25/08/2021 - 24/08/2022: $540,000

Comparable Properties

202/111 Inkerman St ST KILDA 3182 (VG)

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Agent Comments

Price: $546,000
Method: Sale
Date: 30/10/2014
Property Type: Strata Unit/Flat



121/135 Inkerman St ST KILDA 3182 (REI)

2 1 1

Agent Comments

Price: $490,000
Method: Private Sale
Date: 31/07/2022
Property Type: Apartment



403/111 Inkerman St ST KILDA 3182 (REI)

1 1 1

Agent Comments

Price: $370,000
Method: Private Sale
Date: 23/07/2022
Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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