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	8/306-308 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	$470,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	St Kilda East
Period-from	01 May 2022	to	30 Apr 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
10/146 ALMA ROAD ST KILDA EAST VIC 3183	$450,000	15-Dec-22
14/28 FULTON STREET ST KILDA EAST VIC 3183	$485,000	28-Mar-23
7/23 CARLISLE AVENUE BALACLAVA VIC 3183	$454,000	26-Feb-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: 10 May 2023

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10/146 ALMA ROAD ST KILDA EAST VIC 3183

2 1 1

Sold Price **$450,000** Sold Date **15-Dec-22**

Distance **0.51km**



14/28 FULTON STREET ST KILDA EAST VIC 3183

2 1 1

Sold Price RS **$485,000** UN Sold Date **28-Mar-23**

Distance **0.63km**



7/23 CARLISLE AVENUE BALACLAVA VIC 3183

2 1 1

Sold Price **$454,000** Sold Date **26-Feb-23**

Distance **0.7km**

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

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