# 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: 409a/33 Inkerman Street, St Kilda, VIC 3182

### Indicative selling price

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

Single price: $585,000 or range between: _____ & _____

### Median sale price

Median price: $ 513,372 Property type: Unit Suburb: ST KILDA

Period - From: 28/10/2019 to: 28/04/2020 Source: CoreLogic

### Comparable property sales

**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 4/113 Chapel Street St Kilda | $560,000 | 22/04/2020 |
| 2 10/23 Park Street St Kilda West | $580,000 | 15/04/2020 |
| 3 4/59 Pakington Street St Kilda | $580,000 | 04/04/2020 |

**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: 28/04/2020