

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

402/135 Inkerman Street, St Kilda, VIC 3182

Indicative selling price

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

Single price \$550,000 or range between &

Median sale price

Median price \$514,186 Property type Unit Suburb ST KILDA

Period - From 16/09/2019 to 16/03/2020 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
1 405/181-185 St Kilda Road St Kilda	\$576,000	19/02/2020
2 210/13 Wellington Street St Kilda	\$580,000	11/12/2019
3 2/222 Barkly Street St Kilda	\$536,000	28/11/2019

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: 16/03/2020