

## 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

27/116 INKERMAN STREET ST KILDA VIC 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$180,000

&

\$200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$502,725

Property type

Unit

Suburb

St Kilda

Period-from

01 Sep 2022

to

31 Aug 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

49/116 INKERMAN STREET ST KILDA VIC 3182	\$182,500	17-Sep-22
23/82 GREY STREET ST KILDA VIC 3182	\$200,000	12-May-23
7/38 CHARNWOOD ROAD ST KILDA VIC 3182	\$175,000	13-Sep-22

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: 27 September 2023

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**49/116 INKERMAN STREET ST  
 KILDA VIC 3182**

 1  1  -

Sold Price

**\$182,500**

Sold Date

**17-Sep-22**

Distance

**0km**



**23/82 GREY STREET ST KILDA VIC  
 3182**

 1  1  1

Sold Price

**\$200,000**

Sold Date

**12-May-23**

Distance

**0.59km**



**7/38 CHARNWOOD ROAD ST  
 KILDA VIC 3182**

 -  1  1

Sold Price

**\$175,000**

Sold Date

**13-Sep-22**

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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