

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 409/135 Inkerman Street St Kilda

Indicative selling price

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

\$439,000

Median Unit Sale Price

\$510,000

Suburb or Locality

St Kilda

Period From

May 2016 – April 2017 (Source: CoreLogic)

Comparable property sales

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	106/126 Chapel Street St Kilda	\$410,000	20 th January 2017
2	210/78 Inkerman Street St Kilda	\$422,000	1 st April 2017
3	314/78 Inkerman Street St Kilda	\$442,500	20 th March 2017

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.