

# 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

3 Inkerman Grove, 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)

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$1,905,000 Property Type House Suburb St Kilda

Period - From 01/04/2021 to 30/06/2021 Source REIV

### 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 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	14 Pakington St ST KILDA 3182	\$2,521,000	17/05/2021
2	7 Somerset St ST KILDA 3182	\$1,370,000	31/07/2021
3			

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:

04/10/2021 10:20



2   
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 4

**Property Type:** Warehouse

Agent Comments

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

June quarter 2021: \$1,905,000

## Comparable Properties

14 Pakington St ST KILDA 3182 (VG)

Agent Comments

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**Price:** \$2,521,000

**Method:** Sale

**Date:** 17/05/2021

**Property Type:** Factory

**Land Size:** 503 sqm approx

7 Somerset St ST KILDA 3182 (REI)

Agent Comments

1   
 1   
 1

**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 31/07/2021

**Property Type:** Warehouse

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.

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372