

**UNIT Offered for Sale**

Section 47AF of the Estate Agents Act 1980

5/306-308 Inkerman Street St Kilda East VIC 3183

2 1 -

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$470,000

**Median Sale Price**

\$533,500 Units in St kilda east between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

**Comparable Property Sales**

These are the 3 properties sold within 2 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.



**5/152 Alma Road St Kilda East VIC 3183**

2 1 -

Sold Price

**\$501,000**

Sold Date

**29-Mar-19**

Distance

**0.5km**



**3/38 The Avenue Balaclava VIC 3183**

2 1 -

Sold Price

**\$475,000**

Sold Date

**18-Apr-19**

Distance

**0.67km**



**2/176 Inkerman Street St Kilda East VIC 3183**

2 1 -

Sold Price

**\$468,000**

Sold Date

**13-Apr-19**

Distance

**0.92km**

RS = Recent sale

UN = Undisclosed Sale

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