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	6/240 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between $350,000 & $380,000

Median sale price

Median price $570,750 Property Type Unit Suburb St Kilda

Period - From 01/07/2021 to 30/06/2022 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	13/225 Canterbury Rd ST KILDA WEST 3182	$380,000	15/07/2022
2	13/94 Tennyson St ELWOOD 3184	$375,750	09/04/2022
3	14/2 Emilton Av ST KILDA 3182	$375,000	13/05/2022

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: 28/09/2022 13:00

6/240 Barkly Street, St Kilda Vic 3182



1 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$350,000 - $380,000
Median Unit Price
Year ending June 2022: $570,750

Comparable Properties



13/225 Canterbury Rd ST KILDA WEST 3182 (REI/VG)

1 1 1

Price: $380,000
Method: Private Sale
Date: 15/07/2022
Property Type: Apartment

Agent Comments



13/94 Tennyson St ELWOOD 3184 (REI/VG)

1 1 1

Price: $375,750
Method: Auction Sale
Date: 09/04/2022
Property Type: Unit
Land Size: 1190 sqm approx

Agent Comments



14/2 Emilton Av ST KILDA 3182 (REI/VG)

1 1 -

Price: $375,000
Method: Private Sale
Date: 13/05/2022
Property Type: Apartment

Agent Comments

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

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