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	G0 8/76 Barkly Street St Kilda VIC 3182

Indicative selling price

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

~~Single Price~~		or range between	$550,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$532,000	Property type	Unit	Suburb	St Kilda
Period-from	01 May 2020	to	30 Apr 2021	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
2/92 Barkly Street St Kilda VIC 3182	$552,000	30-Jan-21
1/41-43 Alma Road St Kilda VIC 3182	$582,500	07-Mar-21
103/10 Martin Street St Kilda VIC 3182	$590,000	27-Apr-21

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: 19 May 2021

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2/92 Barkly Street St Kilda VIC 3182 Sold Price **$552,000** Sold Date **30-Jan-21**

2 1 1 Distance **0.1km**



1/41-43 Alma Road St Kilda VIC 3182 Sold Price **$582,500** Sold Date **07-Mar-21**

2 1 1 Distance **0.4km**



103/10 Martin Street St Kilda VIC 3182 Sold Price RS **$590,000** Sold Date **27-Apr-21**

2 1 1 Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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