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	3/78 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	$500,000	&	$525,000

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
206/5 Greeves Street St Kilda VIC 3182	$542,000	02-Feb-21
311F/7 Greeves Street St Kilda VIC 3182	$495,000	24-Nov-20
101/182 Barkly Street St Kilda VIC 3182	$530,000	06-Mar-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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206/5 Greeves Street St Kilda VIC 3182

2 1 1

Sold Price RS **$542,000** Sold Date **02-Feb-21**

Distance **0.23km**

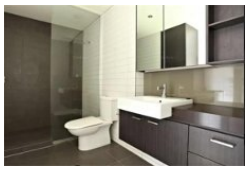


311F/7 Greeves Street St Kilda VIC 3182

2 1 1

Sold Price **$495,000** Sold Date **24-Nov-20**

Distance **0.25km**



101/182 Barkly Street St Kilda VIC 3182

2 1 1

Sold Price **$530,000** Sold Date **06-Mar-21**

Distance **0.65km**

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

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