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	205/182 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	$430,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,000	Property type	Unit	Suburb	St Kilda
Period-from	01 Feb 2022	to	31 Jan 2023	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
4/178-180 BARKLY STREET ST KILDA VIC 3182	$406,000	31-Oct-21
6/178-180 BARKLY STREET ST KILDA VIC 3182	$405,000	08-Oct-21
112/173-177 BARKLY STREET ST KILDA VIC 3182	$532,500	25-Oct-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: 06 February 2023

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4/178-180 BARKLY STREET ST KILDA VIC 3182

1 1 1

Sold Price **$406,000** Sold Date **31-Oct-21**

Distance **0.03km**



6/178-180 BARKLY STREET ST KILDA VIC 3182

1 1 1

Sold Price **$405,000** Sold Date **08-Oct-21**

Distance **0.03km**



112/173-177 BARKLY STREET ST KILDA VIC 3182

1 1 1

Sold Price **$532,500** Sold Date **25-Oct-21**

Distance **0.12km**



204/173-177 BARKLY STREET ST KILDA VIC 3182

1 1 1

Sold Price **$325,000** Sold Date **09-Oct-22**

Distance **0.12km**

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

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