STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/78 BARKLY STREET, ST KILDA, VIC 3182

2 | 1 | 1

Indicative Selling Price

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

Price Range: **$450,000 to $495,000**

Provided by: Shiree Kay, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



ST KILDA, VIC, 3182

Suburb Median Sale Price (Unit)

$540,500

01 February 2024 to 30 April 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



109/25-29 ALMA RD, ST KILDA, VIC 3182

2 | 1 | 1

Sale Price

$520,000

Sale Date: 21/03/2024

Distance from Property: 328m

A



1/39 EILDON RD, ST KILDA, VIC 3182

2 | 1 | -

Sale Price

$465,000

Sale Date: 18/03/2024

Distance from Property: 410m

B



6/42 BURNETT ST, ST KILDA, VIC 3182

2 | 1 | -

Sale Price

$500,000

Sale Date: 16/11/2023

Distance from Property: 315m

C

This report has been compiled on 13/06/2024 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address Including suburb and postcode	5/78 BARKLY STREET, ST KILDA, VIC 3182

Indicative selling price

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

Price Range:	$450,000 to $495,000

Median sale price

Median price	$540,500	Property type	Unit	Suburb	ST KILDA
Period	01 February 2024 to 30 April 2024	Source	pricefinder		

Comparable property sales

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
109/25-29 ALMA RD, ST KILDA, VIC 3182	$520,000	21/03/2024
1/39 EILDON RD, ST KILDA, VIC 3182	$465,000	18/03/2024
6/42 BURNETT ST, ST KILDA, VIC 3182	$500,000	16/11/2023

This Statement of Information was prepared on: 13/06/2024