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<br>Including suburb and postcode | 2/81 Barkly Street, St Kilda Vic 3182 |

## Indicative selling price

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

Single price $620,000

## Median sale price

Median price $561,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2021 to 30/09/2022 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 | 2/19 Marine Pde ST KILDA 3182 | $615,000 | 15/10/2022 |
| 2 | 7F/12 Marine Pde ST KILDA 3182 | $606,000 | 17/10/2022 |
| 3 | 6/149 Fitzroy St ST KILDA 3182 | $595,000 | 14/10/2022 |

**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: 08/11/2022 13:20

# 2/81 Barkly Street, St Kilda Vic 3182

Dean Lang
9536 9202
0457 588 858
dlang@bigginscott.com.au



1 1 1

**Rooms:** 2
**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$620,000
**Median Unit Price**
Year ending September 2022: $561,000

## Comparable Properties



**2/19 Marine Pde ST KILDA 3182 (REI)**

2 1 -

**Price:** $615,000
**Method:** Auction Sale
**Date:** 15/10/2022
**Property Type:** Apartment

Agent Comments



**7F/12 Marine Pde ST KILDA 3182 (REI)**

1 1 1

**Price:** $606,000
**Method:** Private Sale
**Date:** 17/10/2022
**Property Type:** Apartment

Agent Comments



**6/149 Fitzroy St ST KILDA 3182 (REI)**

1 1 1

**Price:** $595,000
**Method:** Private Sale
**Date:** 14/10/2022
**Property Type:** Apartment

Agent Comments



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