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

103/44-46 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	\$149,000		or ran (betwe	-		&	
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$510,000	Prop	erty type		Unit	Suburb	St Kilda
Period-from	01 Dec 2022	to	30 Nov 2	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
18/25 REDAN STREET ST KILDA VIC 3182	\$160,000	28-Jun-23

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: 22 December 2023



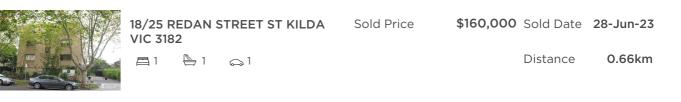
consumer.vic.gov.au

McGrath

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RS = Recent sale UN = Undisclosed Sale

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