# 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		<del>or ran</del> ( <del>betwe</del>	-		&	
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



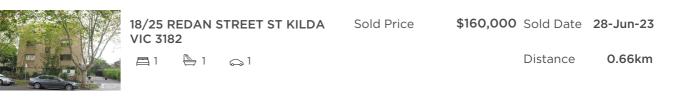
consumer.vic.gov.au

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#### RS = Recent sale UN = Undisclosed Sale

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