

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$149,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Dec 2022

to

30 Nov 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

| 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.

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**18/25 REDAN STREET ST KILDA  
VIC 3182**

 1  1  1

Sold Price

**\$160,000**

Sold Date

**28-Jun-23**

Distance

**0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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