# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

REIV

Source

## Property offered for sale

Address Including suburb and postcode

204/182 Barkly Street, St Kilda Vic 3182

#### Indicative selling price

Period - From 01/01/2023

For the meaning	of this price see	e consumer.vic.go	ov.au/underquo	ting	
Single pric	e \$490,000				
Median sale p	rice				
Median price	\$515,000	Property Type	Unit	Suburb	St Kilda

31/03/2023

## Comparable property sales (\*Delete A or B below as applicable)

to

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.

Ad	Address of comparable property		Date of sale
1	122/135 Inkerman St ST KILDA 3182	\$499,000	10/05/2023
2	2/26 Charnwood Cr ST KILDA 3182	\$490,000	04/05/2023
3	411/7 Greeves St ST KILDA 3182	\$490,000	27/01/2023

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:

05/06/2023 13:36









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$490,000 **Median Unit Price** March quarter 2023: \$515,000

# **Comparable Properties**



122/135 Inkerman St ST KILDA 3182 (REI)



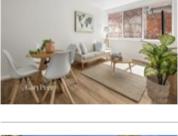
Price: \$499,000 Method: Private Sale Date: 10/05/2023 Property Type: Apartment Agent Comments



2/26 Charnwood Cr ST KILDA 3182 (REI)

Agent Comments





Price: \$490,000 Method: Private Sale Date: 04/05/2023 Property Type: Apartment

411/7 Greeves St ST KILDA 3182 (REI)



Agent Comments



Price: \$490.000 Method: Private Sale Date: 27/01/2023 Property Type: Apartment

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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