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

24/220 Barkly Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$420,000		&		\$460,000			
Median sale p	rice							
Median price	\$555,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3/14 Fitzroy St ST KILDA 3182	\$440,000	08/12/2023
2	12/282 Barkly St ELWOOD 3184	\$425,000	09/01/2024
3	801/6 St Kilda Rd ST KILDA 3182	\$420,000	23/02/2024

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:

26/02/2024 18:05









Rooms: 3 Property Type: Unit Agent Comments

Indicative Selling Price \$420,000 - \$460,000 **Median Unit Price** Year ending December 2023: \$555,000

Comparable Properties



3/14 Fitzroy St ST KILDA 3182 (VG)



Price: \$440,000 Method: Sale Date: 08/12/2023 Property Type: Flat/Unit/Apartment (Res)

Agent Comments



12/282 Barkly St ELWOOD 3184 (REI)

Agent Comments





Price: \$425,000 Method: Private Sale Date: 09/01/2024 Property Type: Apartment

801/6 St Kilda Rd ST KILDA 3182 (REI)



Agent Comments



Price: \$420.000 Method: Private Sale Date: 23/02/2024 Property Type: Apartment

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



propertydata

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