## 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

3/240 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	\$330,000		&		\$360,000			
Median sale pr	rice							
Median price	\$542,750	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/04/2023	to	30/06/2023		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	102/173 Barkly St ST KILDA 3182	\$341,000	13/07/2023
2	3/23 Irwell St ST KILDA 3182	\$340,000	05/09/2023
3	6/26 The Avenue BALACLAVA 3183	\$340,000	03/08/2023

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:

07/09/2023 16:43









Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$330,000 - \$360,000 **Median Unit Price** June quarter 2023: \$542,750

# **Comparable Properties**



102/173 Barkly St ST KILDA 3182 (REI)



Price: \$341,000 Method: Private Sale Date: 13/07/2023 Property Type: Apartment Agent Comments



3/23 Irwell St ST KILDA 3182 (REI)

Agent Comments





Price: \$340,000 Method: Private Sale Date: 05/09/2023 Property Type: Apartment

6/26 The Avenue BALACLAVA 3183 (REI)



Agent Comments



Price: \$340.000 Method: Private Sale Date: 03/08/2023 Property Type: Apartment

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





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