

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

38/220 Barkly Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$995,000

Median sale price

Median price

\$481,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2024

to

31/03/2024

Source

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.

| | Address of comparable property | Price | Date of sale |
|---|---------------------------------|-------------|--------------|
| 1 | 8/19 Gourlay St BALACLAVA 3183 | \$1,037,500 | 22/04/2024 |
| 2 | 1/340 St Kilda Rd ST KILDA 3182 | \$977,000 | 08/07/2024 |
| 3 | 404/5 Alma Rd ST KILDA 3182 | \$965,000 | 30/04/2024 |

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:

10/07/2024 09:53



3 2 1

Property Type: Subdivided Flat -
Single OYO Flat

Agent Comments

Approx 97sqm internally Approx 60sqm externally

Indicative Selling Price

\$995,000

Median Unit Price

March quarter 2024: \$481,000

Comparable Properties



8/19 Gourlay St BALACLAVA 3183 (REI)

Agent Comments

2 2 1

Price: \$1,037,500

Method: Private Sale

Date: 22/04/2024

Property Type: Apartment



1/340 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments

3 2 1

Price: \$977,000

Method: Private Sale

Date: 08/07/2024

Property Type: Apartment



404/5 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments

3 2 2

Price: \$965,000

Method: Sold Before Auction

Date: 30/04/2024

Property Type: Apartment