

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

411/173-177 BARKLY STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2023

to

30 Jun 2024

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

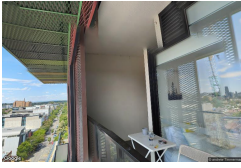
704/6 ST KILDA ROAD ST KILDA VIC 3182	\$528,000	07-Feb-24
1114/74 QUEENS ROAD MELBOURNE VIC 3004	\$485,000	01-Feb-24
G05/12 MARTIN STREET ST KILDA VIC 3182	\$522,500	22-Jan-24

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.~~

This Statement of Information was prepared on: 11 July 2024

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**704/6 ST KILDA ROAD ST KILDA
 VIC 3182**

2 1 1

Sold Price **\$528,000** Sold Date **07-Feb-24**

Distance **1.24km**

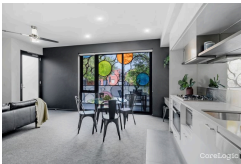


**1114/74 QUEENS ROAD
 MELBOURNE VIC 3004**

2 1 1

Sold Price **\$485,000** Sold Date **01-Feb-24**

Distance **1.72km**



**G05/12 MARTIN STREET ST KILDA
 VIC 3182**

2 1 1

Sold Price **\$522,500** Sold Date **22-Jan-24**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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