

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 5/287 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$580,000 & \$630,000

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	6/43 Park St ST KILDA WEST 3182	\$630,000	18/04/2024
2	10/13-15 Spenser St ST KILDA 3182	\$625,000	08/06/2024
3	1/113 Addison St ELWOOD 3184	\$610,000	22/02/2024

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: 18/06/2024 18:56



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/43 Park St ST KILDA WEST 3182 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 18/04/2024

Property Type: Apartment



10/13-15 Spenser St ST KILDA 3182 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 08/06/2024

Property Type: Apartment



1/113 Addison St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$610,000

Method: Sold Before Auction

Date: 22/02/2024

Property Type: Apartment