

## 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

5/70 BARKLY STREET ST KILDA VIC 3182

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

St Kilda

Period-from

01 May 2023

to

30 Apr 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

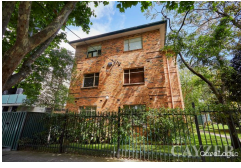
18/23-25 CHARNWOOD ROAD ST KILDA VIC 3182	\$600,000	18-Dec-23
3/160 CHAPEL STREET ST KILDA VIC 3182	\$665,000	14-Mar-24
8/12 MITFORD STREET ST KILDA VIC 3182	\$605,000	10-Apr-24

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: 09 May 2024

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**18/23-25 CHARNWOOD ROAD ST KILDA VIC 3182**

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**18-Dec-23**

2 1 -

Distance

**0.48km**



**3/160 CHAPEL STREET ST KILDA VIC 3182**

Sold Price

**\$665,000**

Sold Date

**14-Mar-24**

2 1 1

Distance

**1.2km**



**8/12 MITFORD STREET ST KILDA VIC 3182**

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date

**10-Apr-24**

2 1 -

Distance

**1.04km**

RS = Recent sale

UN = Undisclosed Sale

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