## 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

6/88 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	\$590,000		&		\$640,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2023	to	31/12/2023		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	6/2a Foster St ST KILDA 3182	\$623,000	08/03/2024
2	1/18-20 Charnwood Rd ST KILDA 3182	\$615,000	17/03/2024
3	3/86 Blessington St ST KILDA 3182	\$595,000	30/12/2023

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:

05/04/2024 14:00









**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$590,000 - \$640,000 Median Unit Price December quarter 2023: \$600,000

# **Comparable Properties**



6/2a Foster St ST KILDA 3182 (REI)



Price: \$623,000 Method: Private Sale Date: 08/03/2024 Property Type: Apartment Agent Comments

Agent Comments



Price: \$615,000 Method: Sold After Auction Date: 17/03/2024 Property Type: Apartment

1

2



3/86 Blessington St ST KILDA 3182 (REI/VG)

1/18-20 Charnwood Rd ST KILDA 3182 (REI)

ά.



RILDA 3162 (REI/VG) Agent Cor

Agent Comments

Price: \$595,000 Method: Private Sale Date: 30/12/2023 Property Type: Apartment

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





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