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

9/55 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between | $330,000 | & | $360,000

Median sale price

| Median price | $524,000 | Property Type | Unit | Suburb | St Kilda |

| Period - From | 11/04/2023 | to | 10/04/2024 | 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	306/157 Fitzroy St ST KILDA 3182	$359,500	04/01/2024
2	202A/33 Inkerman St ST KILDA 3182	$359,000	25/10/2023
3	16/14 Crimea St ST KILDA 3182	$343,000	25/03/2024

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: | 11/04/2024 11:37

belle
PROPERTY

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Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$330,000 - $360,000
Median Unit Price
11/04/2023 - 10/04/2024: $524,000

Comparable Properties

306/157 Fitzroy St ST KILDA 3182 (REI)

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Price: $359,500
Method: Private Sale
Date: 04/01/2024
Property Type: Apartment

Agent Comments

202A/33 Inkerman St ST KILDA 3182 (REI)

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Price: $359,000
Method: Private Sale
Date: 25/10/2023
Property Type: Apartment

Agent Comments

16/14 Crimea St ST KILDA 3182 (REI)

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Price: $343,000
Method: Private Sale
Date: 25/03/2024
Property Type: Apartment

Agent Comments

REIV
THE DIFFERENCE

propertydata
.com.au