

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

3/287 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$670,000

Median sale price

Median price

\$532,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/07/2023

to

30/06/2024

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	6/19 Robe St ST KILDA 3182	\$622,000	11/05/2024
2	310/78 Inkerman St ST KILDA 3182	\$590,000	13/04/2024
3	3/160 Chapel St ST KILDA 3182	\$665,000	14/03/2024

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:

23/09/2024 10:16

3/287 Barkly Street, St Kilda Vic 3182



Norma Evans

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Indicative Selling Price

\$670,000

Median Unit Price

Year ending June 2024: \$532,000



Property Type: Apartment

Agent Comments

Comparable Properties



6/19 Robe St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$622,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Apartment



310/78 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 13/04/2024

Property Type: Apartment



3/160 Chapel St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 14/03/2024

Property Type: Apartment

Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889



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