

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

12/220 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$560,000

Property Type Unit

Suburb St Kilda

Period - From 29/07/2019

to

28/07/2020

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	203/2 Denman Av ST KILDA EAST 3183	\$676,000	17/07/2020
2	1/62 Alma Rd ST KILDA 3182	\$622,500	18/07/2020
3	5/39 Hotham St ST KILDA EAST 3183	\$610,000	24/07/2020

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:

29/07/2020 11:58

12/220 Barkly Street, St Kilda Vic 3182



2 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

29/07/2019 - 28/07/2020: \$560,000

Comparable Properties



203/2 Denman Av ST KILDA EAST 3183 (REI)

Agent Comments

2 2 1

Price: \$676,000

Method: Auction Sale

Date: 17/07/2020

Property Type: Apartment



1/62 Alma Rd ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$622,500

Method: Auction Sale

Date: 18/07/2020

Property Type: Apartment



5/39 Hotham St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method: Private Sale

Date: 24/07/2020

Property Type: Apartment

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.