

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

2/291 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$660,000 & \$700,000

Median sale price

Median price \$561,300 Property Type Unit Suburb St Kilda

Period - From 01/07/2020 to 30/09/2020 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	108/63 Acland St ST KILDA 3182	\$740,000	16/06/2020
2	5/8 Southey St ELWOOD 3184	\$694,000	20/06/2020
3	2/53-55 Mitford St ELWOOD 3184	\$680,000	08/05/2020

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:

28/10/2020 12:16



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



108/63 Acland St ST KILDA 3182 (REI)

Agent Comments



Price: \$740,000

Method: Sold Before Auction

Date: 16/06/2020

Property Type: Apartment



5/8 Southey St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$694,000

Method: Auction Sale

Date: 20/06/2020

Property Type: Apartment



2/53-55 Mitford St ELWOOD 3184 (VG)

Agent Comments



Price: \$680,000

Method: Sale

Date: 08/05/2020

Property Type: Strata Unit/Flat