

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

2/178-180 Barkly Street St Kilda VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$425,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,500

Property type

Unit

Suburb

St Kilda

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

2/1-3 Spenser Street St Kilda VIC 3182	\$430,000	31-Mar-21
35/12 Clyde Street St Kilda VIC 3182	\$435,000	18-Mar-21
4/5 Woonsocket Court St Kilda VIC 3182	\$440,000	18-Jun-21

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 6 months.~~

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2/1-3 Spenser Street St Kilda VIC 3182

Sold Price **\$430,000** Sold Date **31-Mar-21**

1 1 1

Distance **0.38km**



35/12 Clyde Street St Kilda VIC 3182

Sold Price **\$435,000** Sold Date **18-Mar-21**

1 1 1

Distance **0.47km**



4/5 Woonsocket Court St Kilda VIC 3182

Sold Price ^{RS} **\$440,000** Sold Date **18-Jun-21**

1 1 1

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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