# 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	8/98 Barkly Street, St Kilda Vic 3182
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,090,000 & \$1,190,000	Range between	\$1,090,000	&	\$1,190,000
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### Median sale price

Median price	\$1,000,000	Pro	perty Type T	ownhouse		Suburb	St Kilda
Period - From	28/11/2023	to	27/11/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	69 Smith St ST KILDA 3182	\$1,100,000	11/11/2024
2	60/8 Perth St PRAHRAN 3181	\$1,100,000	18/07/2024
3	3/350 Canterbury Rd ST KILDA WEST 3182	\$1,120,000	01/06/2024

#### 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:	28/11/2024 14:08





Anthony Fordham 9593 4500 0408 107 514 anthonyfordham@jelliscraig.com.au

Indicative Selling Price \$1,090,000 - \$1,190,000 Median Townhouse Price 28/11/2023 - 27/11/2024: \$1,000,000



Rooms: 4

Property Type: Townhouse

# Comparable Properties



69 Smith St ST KILDA 3182 (REI)

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**Price:** \$1,100,000 **Method:** Private Sale **Date:** 11/11/2024

Property Type: Townhouse (Single)

**Agent Comments** 



60/8 Perth St PRAHRAN 3181 (REI)

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**Price:** \$1,100,000 **Method:** Private Sale **Date:** 18/07/2024

Property Type: Townhouse (Single)

**Agent Comments** 



3/350 Canterbury Rd ST KILDA WEST 3182 (REI)

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Price: \$1,120,000 Method: Auction Sale Date: 01/06/2024

Property Type: Townhouse (Res)

**Agent Comments** 

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





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