

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

8/98 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,090,000 & \$1,190,000

Median sale price

Median price \$1,000,000 Property Type Townhouse 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.

	Address 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



Rooms: 4

Property Type: Townhouse

Comparable Properties



69 Smith St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 11/11/2024

Property Type: Townhouse (Single)



60/8 Perth St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 18/07/2024

Property Type: Townhouse (Single)



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

Agent Comments



Price: \$1,120,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Townhouse (Res)