Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 101/76 Barkly Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov.au	/underquoting		
Single pric	e \$590,000					
Median sale p	rice					
Median price	\$600,000	Pro	operty Type Unit	t	Suburb	St Kilda
Period - From	01/10/2023	to	31/12/2023	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	305/598 St Kilda Rd MELBOURNE 3004	\$640,000	18/12/2023
2	1005/77 Queens Rd MELBOURNE 3004	\$630,000	07/12/2023
3	G07/k6 High St WINDSOR 3181	\$615,000	01/12/2023

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:

23/01/2024 14:42









Property Type: Apartment Agent Comments

Michael Fava 98292937 0419167934 mfava@melbournerealestate.com.au

> Indicative Selling Price \$590,000 Median Unit Price December quarter 2023: \$600,000

Comparable Properties



305/598 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$640,000 Method: Private Sale Date: 18/12/2023 Property Type: Apartment



1005/77 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$630,000 Method: Private Sale Date: 07/12/2023 Property Type: Apartment



G07/k6 High St WINDSOR 3181 (REI)



Agent Comments

Price: \$615,000 Method: Private Sale Date: 01/12/2023 Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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