

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

9/78 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$561,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2022

to

31/03/2022

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	205/28 Mount St PRAHRAN 3181	\$550,000	28/01/2022
2	509/15 Clifton St PRAHRAN 3181	\$550,000	25/11/2021
3	13/37 Hotham St ST KILDA EAST 3183	\$550,000	10/11/2021

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:

29/04/2022 13:45



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

March quarter 2022: \$561,000

Comparable Properties



205/28 Mount St PRAHRAN 3181 (REI/VG)

Agent Comments

 2  1  1

Price: \$550,000

Method: Private Sale

Date: 28/01/2022

Property Type: Apartment



509/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

 2  2  1

Price: \$550,000

Method: Private Sale

Date: 25/11/2021

Property Type: Apartment



13/37 Hotham St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 2  1  1

Price: \$550,000

Method: Sold Before Auction

Date: 10/11/2021

Property Type: Apartment

Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765