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 9/78 Barkly Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$550,000									
Median sale price										
Median price	\$561,000	Pro	operty Type Unit			Suburb	St Kilda			
Period - From	01/01/2022	to	31/03/2022	So	urce	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	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









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)



Price: \$550,000 Method: Private Sale Date: 28/01/2022 Property Type: Apartment

Agent Comments

Agent Comments



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

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Price: \$550,000 Method: Private Sale Date: 25/11/2021 Property Type: Apartment

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

2 **601** 1 Agent Comments



Price: \$550.000 Method: Sold Before Auction Date: 10/11/2021 Property Type: Apartment

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



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