

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	9/98 Barkly Street, St Kilda Vic 3182
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,210,000
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Median sale price

Median price	\$540,000	House		Unit	X	Suburb	St Kilda
Period - From	01/10/2017	to	31/12/2017	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	211/127-129 Fitzroy St ST KILDA 3182	\$1,170,000	22/12/2017
2	706/576 St Kilda Rd MELBOURNE 3004	\$1,170,000	02/12/2017
3	202/30 The Esplanade ST KILDA 3182	\$1,160,000	05/12/2017

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.



 3  2  2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

211/127-129 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

 3  2  2

Price: \$1,170,000

Method: Private Sale

Date: 22/12/2017

Rooms: -

Property Type: Apartment



706/576 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

 3  2  2

Price: \$1,170,000

Method: Auction Sale

Date: 02/12/2017

Rooms: -

Property Type: Apartment

202/30 The Esplanade ST KILDA 3182 (REI/VG)

Agent Comments

 2  2  2

Price: \$1,160,000

Method: Private Sale

Date: 05/12/2017

Rooms: -

Property Type: Apartment