

# 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

7/78 Barkly Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$549,000

### Median sale price

Median price \$558,000

Property Type Unit

Suburb St Kilda

Period - From 01/04/2019

to 31/03/2020

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	10/64 Alma Rd ST KILDA 3182	\$556,000	29/03/2020
2	8/17 WILGAH St ST KILDA EAST 3183	\$543,000	27/05/2020
3	4/37 Gourlay St BALACLAVA 3183	\$541,000	25/04/2020

**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:

24/06/2020 12:10



2   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$549,000

**Median Unit Price**

Year ending March 2020: \$558,000

## Comparable Properties



**10/64 Alma Rd ST KILDA 3182 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$556,000

**Method:** Auction Sale

**Date:** 29/03/2020

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 1296 sqm approx



**8/17 WILGAH St ST KILDA EAST 3183 (REI)**

Agent Comments

2   1   -

**Price:** \$543,000

**Method:** Private Sale

**Date:** 27/05/2020

**Property Type:** Apartment



**4/37 Gourlay St BALACLAVA 3183 (REI)**

Agent Comments

2   1   1

**Price:** \$541,000

**Method:** Private Sale

**Date:** 25/04/2020

**Property Type:** Apartment