

# 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

15/220 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)

Range between \$530,000 & \$580,000

### Median sale price

Median price \$521,000 Property Type Unit Suburb St Kilda

Period - From 01/07/2022 to 30/09/2022 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	103/2 Princes St ST KILDA 3182	\$580,000	08/06/2022
2	315/135 Inkerman St ST KILDA 3182	\$575,000	06/06/2022
3	411/135 Inkerman St ST KILDA 3182	\$530,000	30/07/2022

**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:

25/10/2022 15:54



2   2   1

**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$580,000  
**Median Unit Price**  
September quarter 2022: \$521,000

## Comparable Properties



103/2 Princes St ST KILDA 3182 (REI/VG)

**Agent Comments**

2   2   1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 08/06/2022  
**Property Type:** Apartment



315/135 Inkerman St ST KILDA 3182 (REI/VG)

**Agent Comments**

2   2   1

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 06/06/2022  
**Property Type:** Apartment  
**Land Size:** 3637 sqm approx



411/135 Inkerman St ST KILDA 3182 (REI/VG)

**Agent Comments**

2   2   1

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 30/07/2022  
**Property Type:** Apartment

**Account - SALT REAL ESTATE PTY LTD | P: 03 9592 3317**