# 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 | cons | sumer.vic.go | v.au/ | underquot | ting  |        |          |
|-----------------|-------------------|------|--------------|-------|-----------|-------|--------|----------|
| Range betweer   | \$530,000         |      | &            |       | \$580,000 |       |        |          |
| Median sale pi  | rice              |      |              |       |           |       |        |          |
| Median price    | \$521,000         | Pro  | operty Type  | Unit  |           |       | Suburb | St Kilda |
| Period - From   | 01/07/2022        | to   | 30/09/2022   |       | So        | ource | 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.

| Ade | dress 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









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)



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

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

Agent Comments



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



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

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



propertydata

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