

# 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

299 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

\$2,345,000

### Median sale price

Median price

\$1,765,000

Property Type

House

Suburb

St Kilda

Period - From

18/10/2019

to

17/10/2020

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	51 Milton St ELWOOD 3184	\$2,325,000	22/07/2020
2	11 Glen Huntly Rd ELWOOD 3184	\$2,280,000	09/08/2020
3			

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:

18/10/2020 13:28

299 Barkly Street, St Kilda Vic 3182

Chisholm&Gamon

Sam Gamon

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**Indicative Selling Price**

\$2,345,000

**Median House Price**

18/10/2019 - 17/10/2020: \$1,765,000



 4  3  2

**Property Type:** House (Res)

**Land Size:** 538 sqm approx

Agent Comments

## Comparable Properties



**51 Milton St ELWOOD 3184 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$2,325,000

**Method:** Sold Before Auction

**Date:** 22/07/2020

**Property Type:** House (Res)

**Land Size:** 409 sqm approx



**11 Glen Huntly Rd ELWOOD 3184 (REI)**

Agent Comments

 4  1  3

**Price:** \$2,280,000

**Method:** Private Sale

**Date:** 09/08/2020

**Rooms:** 5

**Property Type:** House (Res)

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.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.