Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 299 Barkly Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$2,345,000								
Median sale price									
Median price	\$1,765,000	Pro	operty Type Hou	se	Suburb	St Kilda			
Period - From	18/10/2019	to	17/10/2020	Sourc	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.

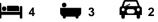
This Statement of Information was prepared on:

18/10/2020 13:28



Chisholm&Gamon

From Constant Age



Property Type: House (Res) **Land Size:** 538 sqm approx Agent Comments 0425 702 574 sam@chisholmgamon.com.au Indicative Selling Price

Sam Gamon 03 9531 1245

\$2,345,000 **Median House Price** 18/10/2019 - 17/10/2020: \$1,765,000

Comparable Properties



Price: \$2,325,000

51 Milton St ELWOOD 3184 (REI/VG)

Method: Sold Before Auction Date: 22/07/2020 Property Type: House (Res) Land Size: 409 sqm approx

Agent Comments

 11 Glen Huntly Rd ELWOOD 3184 (REI)
 Agent Comments

 Image: 4
 Image: 1
 Image: 3

 Price: \$2,280,000
 Method: Private Sale

 Date: 09/08/2020
 Booms: 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.