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

9/88 Barkly Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$590,000		&		\$620,000			
Median sale price								
Median price	\$529,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2023	to	30/09/2024		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.

Add	dress of comparable property	Price	Date of sale
1	5/59 Chapel St ST KILDA 3182	\$625,000	24/10/2024
2	10/47 Acland St ST KILDA 3182	\$625,000	15/07/2024
3	8/41 Eildon Rd ST KILDA 3182	\$620,000	01/07/2024

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:

13/12/2024 11:04









Property Type: apartment Agent Comments

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Indicative Selling Price \$590,000 - \$620,000 Median Unit Price Year ending September 2024: \$529,000

Comparable Properties

5/59 Chapel St ST KILDA 3182 (REI/VG) 2 1 2 1 1 1 Price: \$625,000 Method: Private Sale Date: 24/10/2024 Property Type: Unit	Agent Comments
10/47 Acland St ST KILDA 3182 (REI/VG)211Price: \$625,000Method: Private SaleDate: 15/07/2024Property Type: Apartment	Agent Comments
8/41 Eildon Rd ST KILDA 3182 (VG) 2	Agent Comments

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



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