

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

302/76 Barkly Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$715,000

Median sale price

Median price \$523,500

Property Type Unit

Suburb St Kilda

Period - From 01/04/2019

to

30/06/2019

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	3/4 Camden St BALACLAVA 3183	\$700,000	07/09/2019
2	406/13-15 Grattan St PRAHRAN 3181	\$722,000	03/09/2019
3	17/10 Clifton St PRAHRAN 3181	\$740,000	06/06/2019

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:

14/10/2019 17:20

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Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

June quarter 2019: \$523,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/4 Camden St BALACLAVA 3183 (REI)

Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 07/09/2019

Rooms: 3

Property Type: Apartment



406/13-15 Grattan St PRAHRAN 3181 (REI)

Agent Comments



Price: \$722,000

Method: Sold Before Auction

Date: 03/09/2019

Property Type: Apartment



17/10 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$740,000

Method: Sold Before Auction

Date: 06/06/2019

Property Type: Apartment