

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

21/185 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$593,250

Property Type

Unit

Suburb

St Kilda

Period - From

01/10/2020

to

31/12/2020

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	604/3-7 Alma Rd ST KILDA 3182	\$900,000	15/01/2021
2	19/352 Canterbury Rd ST KILDA 3182	\$850,000	04/12/2020
3	4/46-48 Ruskin St ELWOOD 3184	\$820,000	22/02/2021

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:

02/03/2021 13:54



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

December quarter 2020: \$593,250

Comparable Properties



604/3-7 Alma Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 15/01/2021

Property Type: Apartment



19/352 Canterbury Rd ST KILDA 3182 (VG)

Agent Comments



Price: \$850,000

Method: Sale

Date: 04/12/2020

Property Type: Subdivided Flat - Single OYO Flat



4/46-48 Ruskin St ELWOOD 3184 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 22/02/2021

Property Type: Apartment