

# 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

214/173 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)

Range between \$350,000 & \$385,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2021 to 31/03/2021 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	107/109 Inkerman St ST KILDA 3182	\$382,000	29/05/2021
2	207/63 Acland St ST KILDA 3182	\$390,000	10/03/2021
3	6/84 Blessington St ST KILDA 3182	\$387,000	05/02/2021

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:

06/07/2021 09:40



 1  
  1  
  1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$350,000 - \$385,000

**Median Unit Price**

March quarter 2021: \$575,000

## Comparable Properties



**107/109 Inkerman St ST KILDA 3182 (REI)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$382,000

**Method:** Auction Sale

**Date:** 29/05/2021

**Property Type:** Apartment



**207/63 Acland St ST KILDA 3182 (REI/VG)**

**Agent Comments**

 1  
  1  
  1

**Price:** \$390,000

**Method:** Sold Before Auction

**Date:** 10/03/2021

**Rooms:** 2

**Property Type:** Apartment



**6/84 Blessington St ST KILDA 3182 (VG)**

**Agent Comments**

 1  
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**Price:** \$387,000

**Method:** Sale

**Date:** 05/02/2021

**Property Type:** Strata Flat - Single OYO Flat