## Statement of Information

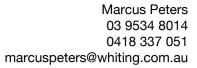
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale									
Address Including suburb and postcode 16/170 Barkly Street, St Kilda Vic 3182									
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price \$359,000									
Median sale price									
Medi	an price \$520,00	00 P	roperty Type	Unit		Suburb	St Kilda		
Period - From 01/07/2024			to 30/09/2024 Source REIV			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						Р	rice	Date of sale	
1									
2									
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:						on:	12/12/2024 10:01		







Indicative Selling Price \$359,000 Median Unit Price September quarter 2024: \$520,000





## Comparable Properties

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



