

## 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

3/88 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 \$566,000

&amp;

\$580,000

**Median sale price**

Median price \$522,500

House

Unit

X

Suburb

St Kilda

Period - From 01/10/2016

to

30/09/2017

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 | 4/32 Fulton St ST KILDA EAST 3183 | \$592,500 | 27/08/2017   |
| 2 | 11/27 Mitford St ST KILDA 3182    | \$580,000 | 15/07/2017   |
| 3 | 1/72 Grey St ST KILDA 3182        | \$575,000 | 13/05/2017   |

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.



2   
 1   

**Rooms:****Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$566,000 - \$580,000

**Median Unit Price**

Year ending September 2017: \$522,500

## Comparable Properties

**4/32 Fulton St ST KILDA EAST 3183 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$592,500**Method:** Auction Sale**Date:** 27/08/2017**Rooms:** -**Property Type:** Apartment**11/27 Mitford St ST KILDA 3182 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$580,000**Method:** Auction Sale**Date:** 15/07/2017**Rooms:** 3**Property Type:** Apartment**1/72 Grey St ST KILDA 3182 (REI/VG)**

Agent Comments

2   
 1   
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**Price:** \$575,000**Method:** Auction Sale**Date:** 13/05/2017**Rooms:** 3**Property Type:** Apartment