

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

10/188 BARKLY STREET ST KILDA VIC 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

7/25 MITFORD STREET ST KILDA VIC 3182	\$715,000	07-Aug-24
DB02/8 BLANCHE STREET ST KILDA VIC 3182	\$700,000	03-Oct-24
17/24 ACLAND STREET ST KILDA VIC 3182	\$730,000	26-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 16 October 2024

Nicole Prime
 P 0395256653
 M 0418940962
 E Nicoleprime@mcgrath.com.au



**7/25 MITFORD STREET ST KILDA
 VIC 3182**

3 1 1

Sold Price **\$715,000** Sold Date **07-Aug-24**

Distance **0.37km**

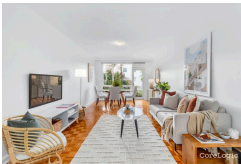


**DB02/8 BLANCHE STREET ST
 KILDA VIC 3182**

2 1 -

Sold Price ^{RS} **\$700,000** ^{UN} Sold Date **03-Oct-24**

Distance **0.45km**



**17/24 ACLAND STREET ST KILDA
 VIC 3182**

2 1 -

Sold Price ^{RS} **\$730,000** Sold Date **26-Sep-24**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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