

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

2/244 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

Median price

\$540,000

Property Type

Unit

Suburb

St Kilda

Period - From

01/01/2019

to

31/12/2019

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	4/130 Inkerman St ST KILDA 3182	\$370,000	22/09/2019
2	10/31 Charnwood Rd ST KILDA 3182	\$357,000	23/11/2019
3	9/58 Byron St ELWOOD 3184	\$350,000	26/10/2019

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:

05/03/2020 16:39

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Indicative Selling Price

\$359,000

Median Unit Price

Year ending December 2019: \$540,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



4/130 Inkerman St ST KILDA 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$370,000

Method: Auction Sale

Date: 22/09/2019

Rooms: 2

Property Type: Apartment

Land Size: 660 sqm approx



10/31 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments

 1  1  1

Price: \$357,000

Method: Sold After Auction

Date: 23/11/2019

Property Type: Apartment

Land Size: 765 sqm approx



9/58 Byron St ELWOOD 3184 (REI)

Agent Comments

 1  1  1

Price: \$350,000

Method: Private Sale

Date: 26/10/2019

Rooms: 2

Property Type: Apartment