Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 208/182 Barkly Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.a	au/underquot	ting					
Single price	e \$270,000									
Median sale price										
Median price	\$600,000	Pro	operty Type U	nit		Suburb	St Kilda			
Period - From	01/10/2023	to	31/12/2023	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	9/52 Alma Rd ST KILDA 3182	\$263,000	03/01/2024
2	20/79 Alma Rd ST KILDA 3182	\$260,000	19/10/2023
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:

09/04/2024 11:25



BigginScott





Property Type: Studio Apartment Agent Comments

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Indicative Selling Price \$270,000 Median Unit Price December quarter 2023: \$600,000

Comparable Properties

9/52 Alma Rd ST KILDA 3182 (VG)



Price: \$263,000 Method: Sale Date: 03/01/2024 Property Type: Strata Unit/Flat Agent Comments



20/79 Alma Rd ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$260,000 Method: Private Sale Date: 19/10/2023 Property Type: Apartment

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.

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propertydata



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