

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

8/98 Barkly Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,249,000

Median sale price

Median price

\$1,000,000

Property Type

Townhouse

Suburb

St Kilda

Period - From

07/11/2023

to

06/11/2024

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	2/4 Westbury Gr ST KILDA EAST 3183	\$1,280,000	02/10/2024
2	10/130 Tennyson St ELWOOD 3184	\$1,257,500	03/06/2024
3	1a West Beach Rd ST KILDA WEST 3182	\$1,220,000	28/05/2024

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:

07/11/2024 09:57



Rooms: 4

Property Type: Townhouse

Comparable Properties



2/4 Westbury Gr ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$1,280,000

Method: Sold Before Auction

Date: 02/10/2024

Property Type: Townhouse (Res)



10/130 Tennyson St ELWOOD 3184 (REI)

Agent Comments



Price: \$1,257,500

Method: Private Sale

Date: 03/06/2024

Property Type: Townhouse (Res)



1a West Beach Rd ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$1,220,000

Method: Private Sale

Date: 28/05/2024

Property Type: Townhouse (Res)