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	9/285 Barkly Street, St Kilda Vic 3182
Including suburb and	
postcode	

Indicative selling price

For the	meaning	of this	price	see	consumer.vic.gov.au/underquoting	
	5				5 1 5	

Range betweer	nge between \$450,000		&		\$469,000			
Nedian sale price								
Median price	\$518,750	Hous	e	Unit	x		Suburb	St Kilda
Period - From	01/04/2017	to 3	30/06/2017		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.

Ade	dress of comparable property	Price	Date of sale
1	3/102 Broadway ELWOOD 3182	\$495,000	01/04/2017
2	104/122 Ormond Rd ELWOOD 3184	\$470,000	17/05/2017
3	206/35-39 Ormond Rd ELWOOD 3184	\$435,000	08/07/2017

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.

Account - Chisholm & Gamon Black Rock | P: 03 9589 3133 | F: 03 9589 3166

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



propertydata

9/285 Barkly Street, St Kilda Vic 3182





Rooms: Property Type: Apartment Agent Comments

Chisholm&Gamon

Brett Mahoney 03 9589 3133 0414 997 979 bmahoney@chisholmgamon.com.au

> Indicative Selling Price \$450,000 - \$469,000 Median Unit Price June quarter 2017: \$518,750

Comparable Properties



3/102 Broadway ELWOOD 3182 (REI)



Price: \$495,000 Method: Auction Sale Date: 01/04/2017 Rooms: 2 Property Type: Apartment

Agent Comments

104/122 Ormond Rd ELWOOD 3184 (REI)

6 1

Agent Comments

Agent Comments

Price: \$470,000 Method: Private Sale Date: 17/05/2017 Rooms: 2

Property Type: Apartment

1

206/35-39 Ormond Rd ELWOOD 3184 (REI)



Price: \$435,000 Method: Auction Sale Date: 08/07/2017 Rooms: 2

Property Type: Apartment

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