

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

6/58 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

Property type

Unit

Suburb

St Kilda

Period-from

01 Jul 2021

to

30 Jun 2022

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

4/31 BLENHEIM STREET BALACLAVA VIC 3183	\$490,000	23-Jul-22
3/63 CARLISLE STREET ST KILDA VIC 3182	\$530,000	19-Jul-22

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: 30 July 2022

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**4/31 BLENHEIM STREET
BALACLAVA VIC 3183**

2 1 1

Sold Price

^{RS} **\$490,000**

Sold Date

23-Jul-22

Distance

1.23km



**3/63 CARLISLE STREET ST KILDA
VIC 3182**

2 1 1

Sold Price

^{RS} **\$530,000**

Sold Date

19-Jul-22

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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