

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

26/185 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$530,000

&

\$560,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb St Kilda

Period - From 01/01/2021

to 31/03/2021

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	203/2 Chaucer St ST KILDA 3182	\$590,000	19/11/2020
2	10/95 Fitzroy St ST KILDA 3182	\$575,000	27/03/2021
3	7/109-111 Addison St ELWOOD 3184	\$537,500	01/12/2020

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:

03/05/2021 12:56

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Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

March quarter 2021: \$575,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



203/2 Chaucer St ST KILDA 3182 (VG)

Agent Comments



Price: \$590,000

Method: Sale

Date: 19/11/2020

Property Type: Subdivided Flat - Single OYO Flat



10/95 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment



7/109-111 Addison St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$537,500

Method: Private Sale

Date: 01/12/2020

Property Type: Apartment