

# 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

14/69 Barkly Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$270,000 & \$295,000

### Median sale price

Median price \$515,000 Property Type Unit Suburb St Kilda

Period - From 01/01/2023 to 31/03/2023 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	101/173 Barkly St ST KILDA 3182	\$311,000	16/05/2023
2	3/55 Barkly St ST KILDA 3182	\$310,000	22/05/2023
3	207/182 Barkly St ST KILDA 3182	\$270,000	03/04/2023

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:

20/06/2023 13:34



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$270,000 - \$295,000

**Median Unit Price**

March quarter 2023: \$515,000

## Comparable Properties



**101/173 Barkly St ST KILDA 3182 (REI)**

Agent Comments

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**Price:** \$311,000

**Method:** Private Sale

**Date:** 16/05/2023

**Property Type:** Apartment



**3/55 Barkly St ST KILDA 3182 (REI)**

Agent Comments

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**Price:** \$310,000

**Method:** Private Sale

**Date:** 22/05/2023

**Property Type:** Apartment



**207/182 Barkly St ST KILDA 3182 (REI/VG)**

Agent Comments

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**Price:** \$270,000

**Method:** Private Sale

**Date:** 03/04/2023

**Rooms:** 2

**Property Type:** Apartment