

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

307/173 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$340,000

&

\$370,000

Median sale price

Median price \$495,000

House

Unit

X

Suburb or locality

St Kilda

Period - From 01/01/2019

to

31/03/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	26/180 Barkly St ST KILDA 3182	\$370,000	29/05/2018
2	114/173-177 Barkly St ST KILDA 3182	\$357,500	07/02/2019
3	202/173-177 Barkly St ST KILDA 3182	\$337,500	17/11/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



1 1 1

Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

March quarter 2019: \$495,000

Enjoys a superb communal roof garden and winter terrace for entertaining all year round with views across Port Phillip Bay and the city skyline

Comparable Properties



26/180 Barkly St ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$370,000

Method: Private Sale

Date: 29/05/2018

Rooms: -

Property Type: Apartment



114/173-177 Barkly St ST KILDA 3182 (REI/VG) Agent Comments

1 1 -

Price: \$357,500

Method: Private Sale

Date: 07/02/2019

Rooms: -

Property Type: Apartment



202/173-177 Barkly St ST KILDA 3182 (REI/VG) Agent Comments

1 1 1

Price: \$337,500

Method: Private Sale

Date: 17/11/2018

Rooms: -

Property Type: Apartment