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

119 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between | $1,300,000 | & | $1,400,000

Median sale price

| Median price | $1,449,000 | Property Type | House | Suburb | St Kilda |

| Period - From | 15/06/2022 | to | 14/06/2023 | 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	1/39 Dalgety St ST KILDA 3182	$1,570,000	03/06/2023
2	22 Byron St ELWOOD 3184	$1,400,000	21/05/2023
3			

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: | 15/06/2023 12:44

CONSUMER AFFAIRS VICTORIA

119 Barkly Street, St Kilda Vic 3182

🛏 4	🛁 2	🚗 1

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
15/06/2022 - 14/06/2023: $1,449,000

Rooms: 13
Property Type: House (Res)
Land Size: 529 sqm approx

Agent Comments

Comparable Properties

1/39 Dalgety St ST KILDA 3182 (REI)

🛏 3	🛁 1	🚗 1

Price: $1,570,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)

Agent Comments

22 Byron St ELWOOD 3184 (REI)

🛏 2	🛁 1	🚗 2

Price: $1,400,000
Method: Private Sale
Date: 21/05/2023
Property Type: House
Land Size: 280 sqm approx

Agent Comments

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.