## 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

5/38 Barkly Street, St Kilda Vic 3182

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$555,500	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/5 Avoca Ct ELWOOD 3184	\$640,000	21/12/2022
2	2/24 Crimea St ST KILDA 3182	\$620,000	08/02/2023
3	6/35 Grey St ST KILDA 3182	\$610,000	05/12/2022

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:

07/03/2023 11:51





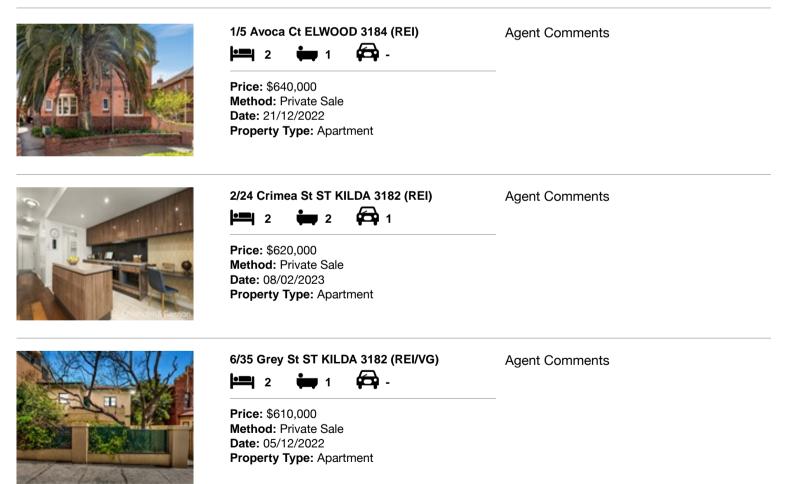




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price December quarter 2022: \$555,500

# **Comparable Properties**



Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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