

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

9/285 Barkly Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$450,000

&

\$469,000

Median sale price

Median price \$518,750

House

Unit

X

Suburb

St Kilda

Period - From 01/04/2017

to 30/06/2017

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	3/102 Broadway ELWOOD 3182	\$495,000	01/04/2017
2	104/122 Ormond Rd ELWOOD 3184	\$470,000	17/05/2017
3	206/35-39 Ormond Rd ELWOOD 3184	\$435,000	08/07/2017

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.~~



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$450,000 - \$469,000

Median Unit Price

June quarter 2017: \$518,750

Comparable Properties



3/102 Broadway ELWOOD 3182 (REI)

Agent Comments

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Price: \$495,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 2
Property Type: Apartment



104/122 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$470,000
Method: Private Sale
Date: 17/05/2017
Rooms: 2
Property Type: Apartment



206/35-39 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

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Price: \$435,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 2
Property Type: Apartment