

Indicative Selling Price

\$485,000

Median Unit Price

March quarter 2017: \$483,400



1 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



3/17 Dickens St ELWOOD 3184 (REI)

Agent Comments

2 1 1

Price: \$500,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: Apartment



3/102 Broadway ELWOOD 3182 (REI)

Agent Comments

1 1 1

Price: \$495,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 2

Property Type: Apartment



4/145-147 Ormond Rd ELWOOD 3184 (REI)

Agent Comments

1 1 1

Price: \$492,500

Method: Auction Sale

Date: 03/06/2017

Rooms: 2

Property Type: Apartment

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

Single price \$485,000

Median sale price

Median price \$483,400

Unit X

Suburb St Kilda

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/17 Dickens St ELWOOD 3184	\$500,000	17/06/2017
3/102 Broadway ELWOOD 3182	\$495,000	01/04/2017
4/145-147 Ormond Rd ELWOOD 3184	\$492,500	03/06/2017