Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale	е
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$440,000	&	\$480,000
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Median sale price

Median price	\$567,500	Pro	perty Type	Jnit]	Suburb	St Kilda East
Period - From	01/10/2024	to	31/12/2024	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	1/23 Gourlay St BALACLAVA 3183	\$465,000	22/02/2025
2	5/40 Gourlay St BALACLAVA 3183	\$460,000	06/02/2025
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:	02/04/2025 12:26



Date of sale



Michael Hingston 9194 1200 0412 922 488 michaelhingston@jelliscraig.com.au

> Indicative Selling Price \$440,000 - \$480,000 Median Unit Price December quarter 2024: \$567,500



Property Type: Apartment

Comparable Properties



1/23 Gourlay St BALACLAVA 3183 (REI/VG)

2

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1

2

Price: \$465,000 Method: Auction Sale Date: 22/02/2025

Property Type: Apartment

Agent Comments



5/40 Gourlay St BALACLAVA 3183 (REI/VG)

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2

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6

Price: \$460,000
Method: Private Sale

Date: 06/02/2025 Property Type: Apartment **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.

Account - Jellis Craig | P: 03 9194 1200





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