

## 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 4/44 Gourlay Street, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

#### Median sale price

Median price \$492,500 House Unit X Suburb St Kilda East

Period - From 01/01/2018 to 31/03/2018 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 | 2/193 Brighton Rd ELWOOD 3184        | \$455,000 | 27/11/2017   |
| 2 | 6/364a Carlisle St BALACLAVA 3183    | \$450,000 | 04/12/2017   |
| 3 | 3/176 Inkerman St ST KILDA EAST 3183 | \$440,000 | 10/11/2017   |

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.



 2    1    Car space

**Rooms:** 3  
**Property Type:** Strata Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
March quarter 2018: \$492,500

## Comparable Properties



**2/193 Brighton Rd ELWOOD 3184 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 27/11/2017  
**Rooms:** 3  
**Property Type:** Apartment



**6/364a Carlisle St BALACLAVA 3183 (VG)**

**Agent Comments**

 2    -    -

**Price:** \$450,000  
**Method:** Sale  
**Date:** 04/12/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**3/176 Inkerman St ST KILDA EAST 3183 (VG)**

**Agent Comments**

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**Price:** \$440,000  
**Method:** Sale  
**Date:** 10/11/2017  
**Rooms:** -  
**Property Type:** Apartment  
**Land Size:** 591 sqm approx