

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	4/44 Gourlay Street, St Kilda East Vic 3183
Including suburb and	
postcode	

Indicative selling price

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

Range between \$400,000	&	\$440,000
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Median sale price

Median price	\$492,500	Hou	se	Unit	Х		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.

Add	dress 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.

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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)



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

Property Type: Apartment

Agent Comments



6/364a Carlisle St BALACLAVA 3183 (VG)







Price: \$450,000 Method: Sale Date: 04/12/2017

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

Agent Comments



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







Price: \$440.000 Method: Sale Date: 10/11/2017

Rooms: -

Property Type: Apartment Land Size: 591 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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