

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

5/44 Gourlay Street, Balaclava Vic 3183

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Balaclava

Period - From 01/04/2019

to 30/06/2019

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	12/31 Burnett St ST KILDA 3182	\$450,000	06/05/2019
2	3/2 Alfriston St ELWOOD 3184	\$440,000	21/05/2019
3	6/5 Celeste Ct ST KILDA EAST 3183	\$423,250	18/07/2019

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:

01/10/2019 09:39



Property Type: Apartment

Agent Comments

Comparable Properties



12/31 Burnett St ST KILDA 3182 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 06/05/2019

Property Type: Apartment



3/2 Alfriston St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 21/05/2019

Property Type: Apartment



6/5 Celeste Ct ST KILDA EAST 3183 (REI/VG)

Agent Comments



Price: \$423,250

Method: Sold Before Auction

Date: 18/07/2019

Property Type: Apartment