

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1/49 Gourlay Street, Balaclava, 3183

Indicative selling price

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

Single price N/A or range between \$520,000 & \$570,000

Median sale price

Median price \$722,000 Property type Apartment Suburb Balaclava

Period - From 01/10/2020 to 31/12/2020 Source REIV

Comparable property sales

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. 4/316 Dandenong Road, St Kilda East	\$616,500	25/10/2020
2. 3/50 Hotham Street, St Kilda East	\$604,000	21/08/2020
3. 2/17 Redan Street, St Kilda	\$643,000	06/11/2020

This Statement of Information was prepared on: Monday 8th February 2021