

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

4/51 Gourlay Street, Balaclava Vic 3183

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$666,000

Property Type

Unit

Suburb

Balaclava

Period - From

01/01/2021

to

31/12/2021

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	304B/21 Inkerman St ST KILDA 3182	\$460,000	01/02/2022
2	5/132 Inkerman St ST KILDA 3182	\$451,500	20/02/2022
3	4/29 Brighton Rd ST KILDA 3182	\$440,000	17/02/2022

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:

11/03/2022 11:55



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000

Median Unit Price

Year ending December 2021: \$666,000

Comparable Properties



304B/21 Inkerman St ST KILDA 3182 (REI)

Agent Comments

 2  2  1

Price: \$460,000

Method: Private Sale

Date: 01/02/2022

Property Type: Apartment



5/132 Inkerman St ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$451,500

Method: Private Sale

Date: 20/02/2022

Property Type: Apartment



4/29 Brighton Rd ST KILDA 3182 (REI)

Agent Comments

 2  1  1

Price: \$440,000

Method: Sold Before Auction

Date: 17/02/2022

Property Type: Apartment

Account - Philip Webb