

James Burton
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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

10/10 Gurner Street, St Kilda Vic 3182

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$495,000

House

Unit

X

Suburb

St Kilda

Period - From

01/01/2019

to

31/03/2019

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	7/33 Charnwood Rd ST KILDA 3182	\$338,000	30/04/2019
2	8/10 Mitford St ST KILDA 3182	\$337,500	15/05/2019
3	25/233 Canterbury Rd ST KILDA WEST 3182	\$330,000	23/03/2019

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.

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Indicative Selling Price
\$339,000

Median Unit Price
March quarter 2019: \$495,000



Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



7/33 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$338,000
Method: Private Sale
Date: 30/04/2019
Rooms: -
Property Type: Apartment



8/10 Mitford St ST KILDA 3182 (REI)

Agent Comments



Price: \$337,500
Method: Sold Before Auction
Date: 15/05/2019
Rooms: -
Property Type: Apartment

25/233 Canterbury Rd ST KILDA WEST 3182 (VG)

Agent Comments



Price: \$330,000
Method: Sale
Date: 23/03/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)