

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

2/7 Gourlay Street, St Kilda East Vic 3183

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$592,000

Property Type Unit

Suburb St Kilda East

Period - From 01/10/2023

to 30/09/2024

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	7/84 Grosvenor St BALACLAVA 3183	\$470,000	24/11/2024
2	1/65 Tennyson St ELWOOD 3184	\$475,000	14/10/2024
3	16/31 Burnett St ST KILDA 3182	\$485,000	11/10/2024

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:

02/12/2024 22:06