## 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

1/51 Gourlay Street, St Kilda East Vic 3183

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$430,000		&		\$473,000					
Median sale p	rice									
Median price	\$577,500	Pro	operty Type	Unit			Suburb	St Kilda East		
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6/51 Gourlay St BALACLAVA 3183	\$505,000	25/05/2024
2	5/55 Elm Gr BALACLAVA 3183	\$488,000	01/07/2024
3	9/5 Lansdowne Rd ST KILDA EAST 3183	\$485,000	26/06/2024

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:

19/07/2024 12:45







**Property Type:** Agent Comments Joey Eckstein 9526 1209 0419 419 199 jeckstein@wilsonagents.com.au

> Indicative Selling Price \$430,000 - \$473,000 Median Unit Price June quarter 2024: \$577,500

# Comparable Properties



6/51 Gourlay St BALACLAVA 3183 (REI/VG)



Price: \$505,000 Method: Private Sale Date: 25/05/2024 Property Type: Apartment



5/55 Elm Gr BALACLAVA 3183 (REI)

Agent Comments

Agent Comments



Price: \$488,000 Method: Private Sale Date: 01/07/2024 Property Type: Apartment



9/5 Lansdowne Rd ST KILDA EAST 3183 (REI) Agent Comments



Price: \$485,000 Method: Sold Before Auction Date: 26/06/2024 Property Type: Unit

#### Account - Wilson | P: 03 9528 8888 | F: 03 9528 8889





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