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

22 Godfrey Avenue, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,400,000	&	\$1,500,00	00				
Median sale price								
Median price	\$1,620,000	Property Type	House	Suburb	St Kilda East			
Period - From	01/01/2023	to 31/12/2023	Sou	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	8 Glenmark Av ST KILDA 3182	\$1,486,000	03/10/2023
2	23 Gurner St ST KILDA 3182	\$1,465,000	05/12/2023
3	116 Peel St WINDSOR 3181	\$1,455,000	17/02/2024

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:

22/02/2024 14:56









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending December 2023: \$1,620,000

Comparable Properties



8 Glenmark Av ST KILDA 3182 (REI/VG)



Price: \$1,486,000 Method: Sold Before Auction Date: 03/10/2023 Property Type: House Land Size: 191 sqm approx Agent Comments



23 Gurner St ST KILDA 3182 (REI) 🛏 3 🎃 1 🋱 1

Price: \$1,465,000 Method: Private Sale Date: 05/12/2023 Property Type: House Land Size: 235 sqm approx

116 Peel St WINDSOR 3181 (REI)



Price: \$1,455,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 9864 5000



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.