

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 Gurner Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,707,500 Property Type House Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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	9 Smith St ST KILDA 3182	\$2,200,000	24/02/2024
2	10 Donald St PRAHRAN 3181	\$2,200,000	14/10/2023
3	63 Donald St PRAHRAN 3181	\$2,060,000	24/02/2024

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:

20/03/2024 12:36

Sam Hobbs

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

December quarter 2023: \$1,707,500

**Rooms:** 6**Property Type:** House**Land Size:** 271.133 sqm approx

Agent Comments

Comparable Properties

**9 Smith St ST KILDA 3182 (REI)**

Agent Comments

**Price:** \$2,200,000**Method:** Auction Sale**Date:** 24/02/2024**Property Type:** House (Res)**Land Size:** 416 sqm approx**10 Donald St PRAHRAN 3181 (REI/VG)**

Agent Comments

**Price:** \$2,200,000**Method:** Auction Sale**Date:** 14/10/2023**Property Type:** House (Res)**Land Size:** 335 sqm approx**63 Donald St PRAHRAN 3181 (REI)**

Agent Comments

**Price:** \$2,060,000**Method:** Auction Sale**Date:** 24/02/2024**Property Type:** House (Res)

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