

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 3 Goathlands Street, St Kilda East Vic 3183

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,530,000 Property Type House Suburb St Kilda East

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	3/98 Westbury St BALACLAVA 3183	\$1,012,000	13/11/2023
2	1/163 Hotham St BALACLAVA 3183	\$1,010,000	12/11/2023
3	4/34 Alexandra St ST KILDA EAST 3183	\$965,000	15/11/2023

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: 14/02/2024 10:43



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
December quarter 2023: \$1,530,000

Comparable Properties



3/98 Westbury St BALACLAVA 3183 (REI/VG) Agent Comments



Price: \$1,012,000
Method: Private Sale
Date: 13/11/2023
Property Type: Townhouse (Single)



1/163 Hotham St BALACLAVA 3183 (REI/VG) Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 12/11/2023
Property Type: Townhouse (Res)



4/34 Alexandra St ST KILDA EAST 3183 (REI/VG) Agent Comments



Price: \$965,000
Method: Private Sale
Date: 15/11/2023
Property Type: Apartment

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