

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 5/21 Gourlay Street, St Kilda East VIC 3183

Indicative selling price

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

Range between \$480,000 & \$528,000

Median sale price

Median price \$596,000 Property type Unit Suburb St Kilda East

Period - From 16/05/2023 to 15/05/2024 Source REIV

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. 3/2a Robe St ST KILDA 3182	\$520,000	26/04/2024
2. 4/220 Alma Rd ST KILDA EAST 3183	\$512,000	28/04/2024
3. 5/1-3 Graylings Av ST KILDA EAST 3183	\$508,000	26/04/2024

This Statement of Information was prepared on: 16/05/2024