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

16 Gurner Street, St Kilda Vic 3182

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$3,600,000		&		\$3,800,000				
Median sale price									
Median price	\$1,570,000	Pro	Property Type		House		Suburb	St Kilda	
Period - From	01/07/2022	to	30/06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	15 York St ST KILDA WEST 3182	\$3,800,000	25/03/2023
2	32 Marine Pde ST KILDA 3182	\$3,795,000	18/05/2023
3			

OR

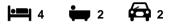
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

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Property Type: House Land Size: 746 sqm approx Agent Comments Indicative Selling Price \$3,600,000 - \$3,800,000 Median House Price Year ending June 2023: \$1,570,000

Comparable Properties

15 York St ST KILDA WEST 3182 (REI/VG) 4 3 1 Price: \$3,800,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res) Land Size: 308 sqm approx	Agent Comments
32 Marine Pde ST KILDA 3182 (REI/VG) 5 3 2 Price: \$3,795,000 Method: Private Sale Date: 18/05/2023 Property Type: House Land Size: 650 sqm approx	Agent Comments

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.

Account - Marshall White | P: 03 9822 9999





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