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	\$3,700,000		&		\$3,900,000					
Median sale p	rice									
Median price	\$1,570,000	Pro	operty Type	Hou	ISE		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 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	100 Wellington St ST KILDA 3182	\$4,335,000	10/06/2023
2	15 York St ST KILDA WEST 3182	\$3,800,000	25/03/2023
3	32 Marine Pde ST KILDA 3182	\$3,795,000	18/05/2023

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:

02/08/2023 14:29

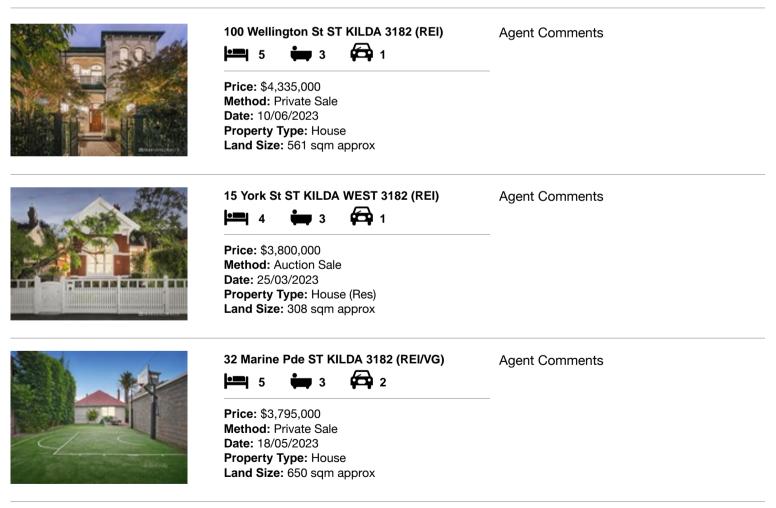






Property Type: House Land Size: 746 sqm approx Agent Comments Indicative Selling Price \$3,700,000 - \$3,900,000 Median House Price Year ending June 2023: \$1,570,000

Comparable Properties



Account - Marshall White | P: 03 9822 9999



propertydata

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