

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

4 Moodie Place, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,570,000 Property Type House Suburb St Kilda

Period - From 01/04/2023 to 31/03/2024 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	24 Trinian St PRAHRAN 3181	\$1,810,000	18/11/2023
2	17 Andrew St WINDSOR 3181	\$1,750,000	20/04/2024
3	13 Gibbs St BALACLAVA 3183	\$1,710,000	23/03/2024

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:

29/04/2024 09:00



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending March 2024: \$1,570,000

Comparable Properties



24 Trinian St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$1,810,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 248 sqm approx



17 Andrew St WINDSOR 3181 (REI)

Agent Comments

3 1 2

Price: \$1,750,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)



13 Gibbs St BALACLAVA 3183 (REI)

Agent Comments

3 2 1

Price: \$1,710,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 225 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372