

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

46 Clyde Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,700,000

&

\$1,850,000

Median sale price

Median price \$1,680,000

Property Type House

Suburb St Kilda

Period - From 01/04/2024

to 30/06/2024

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	4 Moodie PI ST KILDA 3182	\$1,860,000	18/05/2024
2	11 Brunning St BALACLAVA 3183	\$1,835,000	08/05/2024
3	25 Nelson St BALACLAVA 3183	\$1,900,000	12/04/2024

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:

25/07/2024 15:11

Sam Hobbs
386445500
0404 164 444
samhobbs@jellisrcraig.com.au



 4  2  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

June quarter 2024: \$1,680,000

Comparable Properties



4 Moodie PI ST KILDA 3182 (REI)

Agent Comments

 3  2  1

Price: \$1,860,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)



11 Brunning St BALACLAVA 3183 (REI/VG)

Agent Comments

 4  2  -

Price: \$1,835,000

Method: Private Sale

Date: 08/05/2024

Property Type: House

Land Size: 188 sqm approx



25 Nelson St BALACLAVA 3183 (REI)

Agent Comments

 3  2  1

Price: \$1,900,000

Method: Private Sale

Date: 12/04/2024

Property Type: House (Res)

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393