Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Odessa Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,300,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$1,707,500	Pro	operty Type	rty Type House		se		St Kilda
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	50 William St BALACLAVA 3183	\$2,500,000	08/12/2023
2	26 Mcilwrick St WINDSOR 3181	\$2,400,000	09/11/2023
3	41 Mcilwrick St WINDSOR 3181	\$2,360,000	06/12/2023

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:

30/01/2024 12:59



JellisCraig





Rooms: 7 Property Type: House (Res) Land Size: 417.27 sqm approx Agent Comments

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

Indicative Selling Price \$2,300,000 - \$2,500,000 **Median House Price** December quarter 2023: \$1,707,500

Comparable Properties



50 William St BALACLAVA 3183 (VG)



Price: \$2,500,000 Method: Sale Date: 08/12/2023 Property Type: House (Res) Land Size: 496 sqm approx

Agent Comments



26 Mcilwrick St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$2,400,000 Method: Private Sale Date: 09/11/2023 Property Type: House Land Size: 378 sqm approx



41 Mcilwrick St WINDSOR 3181 (REI)

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Agent Comments

Price: \$2,360,000 Method: Sold Before Auction Date: 06/12/2023 Property Type: House (Res)

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





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