# 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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,707,500	Pro	operty Type	Ηοι	ISE		Suburb	St Kilda
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	2/8 Alexandra St ST KILDA EAST 3183	\$1,736,000	12/12/2023
2	1 Penny La BALACLAVA 3183	\$1,720,000	20/03/2024
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:

12/04/2024 13:39



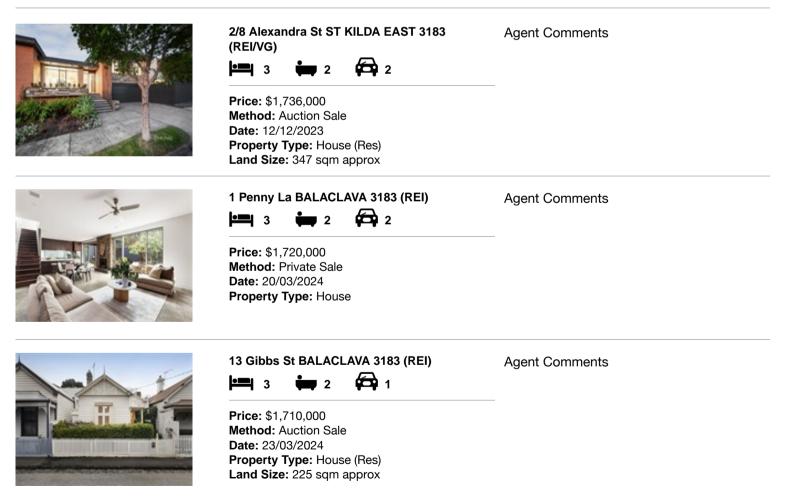






Property Type: House Land Size: 232 sqm approx Agent Comments Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price December quarter 2023: \$1,707,500

# **Comparable Properties**



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





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