

# 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](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,707,500 Property Type House Suburb St Kilda

Period - From 01/10/2023 to 31/12/2023 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	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



 3   
  2   
  1

**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



2/8 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

 3   
  2   
  2

**Price:** \$1,736,000  
**Method:** Auction Sale  
**Date:** 12/12/2023  
**Property Type:** House (Res)  
**Land Size:** 347 sqm approx



1 Penny La BALACLAVA 3183 (REI)

Agent Comments

 3   
  2   
  2

**Price:** \$1,720,000  
**Method:** Private Sale  
**Date:** 20/03/2024  
**Property Type:** House



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