

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 Odessa Street, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,465,000

Property Type House

Suburb St Kilda

Period - From 01/07/2023

to 30/09/2023

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	53 Raleigh St WINDSOR 3181	\$1,270,000	26/08/2023
2	5 Percy St PRAHRAN 3181	\$1,221,000	21/09/2023
3	33 Evelyn St ST KILDA EAST 3183	\$1,187,000	29/10/2023

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:

16/11/2023 13:39



3 2 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2023: \$1,465,000

Comparable Properties



53 Raleigh St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,270,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)



5 Percy St PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,221,000
Method: Private Sale
Date: 21/09/2023
Property Type: House



33 Evelyn St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -

Price: \$1,187,000
Method: Auction Sale
Date: 29/10/2023
Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000