# 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	v.au	/underquot	ting		
Range betweer	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,570,000	Pro	operty Type	Hou	se		Suburb	St Kilda
Period - From	01/04/2023	to	31/03/2024		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	24 Trinian St PRAHRAN 3181	\$1,810,000	18/11/2023
2	17 Andrew St WINDSOR 3181	\$1,750,000	20/04/2024
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:

29/04/2024 09:00









**Property Type:** House Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price Year ending March 2024: \$1,570,000

# **Comparable Properties**



24 Trinian St PRAHRAN 3181 (REI/VG) 3 
4 
7 
1 
7 
1

Price: \$1,810,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Land Size: 248 sqm approx

17 Andrew St WINDSOR 3181 (REI)

**1** 3 **1 2** 

Price: \$1,750,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res)

13 Gibbs St BALACLAVA 3183 (REI)

**1** 3 **1** 2 **1** 

Agent Comments

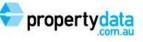
Agent Comments

Agent Comments

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





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