

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 8/8 Mooltan Avenue, St Kilda East Victoria 3183

Indicative selling price

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

Single price N/A or range between \$620,000 & \$680,000

Median sale price

Median price \$577,500 Property type Apartment Suburb ST KILDA EAST
Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales

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. 1/42 The Avenue BALACLAVA 3183	\$665,000	16/07/2024
2. 5/102 Westbury St BALACLAVA 3183	\$650,000	03/07/2024
3. 4/11 Rockbrook Rd ST KILDA EAST 3183	\$650,000	12/06/2024

This Statement of Information was prepared on: 05/08/2024