

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

13 Moodie Place, St Kilda Vic 3182

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb St Kilda

Period - From 01/07/2019

to 30/09/2019

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	9 Moodie Pl ST KILDA 3182	\$1,390,000	26/10/2019
2	72 Octavia St ST KILDA 3182	\$1,355,000	29/06/2019
3	6 Godfrey Av ST KILDA EAST 3183	\$1,300,000	22/06/2019

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:

13/11/2019 15:38



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Property Type: House (Res)

Land Size: 214 sqm approx

Agent Comments

Comparable Properties



9 Moodie PI ST KILDA 3182 (REI)

Agent Comments

2 1 -

Price: \$1,390,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)



72 Octavia St ST KILDA 3182 (REI/VG)

Agent Comments

3 1 1

Price: \$1,355,000

Method: Private Sale

Date: 29/06/2019

Rooms: 4

Property Type: House

Land Size: 230 sqm approx



6 Godfrey Av ST KILDA EAST 3183 (VG)

Agent Comments

3 - -

Price: \$1,300,000

Method: Sale

Date: 22/06/2019

Property Type: House (Res)

Land Size: 213 sqm approx