

# 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

12a 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 \$1,300,000 & \$1,350,000

### Median sale price

Median price \$1,665,000 Property Type House Suburb St Kilda

Period - From 01/10/2020 to 30/09/2021 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	28a Aberdeen Rd PRAHRAN 3181	\$1,350,000	26/06/2021
2	57 Argo St SOUTH YARRA 3141	\$1,350,000	18/05/2021
3			

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: 18/10/2021 09:51



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**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,350,000  
**Median House Price**  
Year ending September 2021: \$1,665,000

## Comparable Properties



**28a Aberdeen Rd PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 26/06/2021  
**Property Type:** House (Res)



**57 Argo St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 18/05/2021  
**Property Type:** Townhouse (Single)

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.