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	6/1 Moroney Street, St Kilda Vic 3182

Indicative selling price

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

Range between $690,000 & $730,000

Median sale price

Median price $610,000 Property Type Unit Suburb St Kilda

Period - From 01/10/2021 to 31/12/2021 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	12A/10 Dickens St ELWOOD 3184	$735,000	05/03/2022
2	6/22 Charnwood Cr ST KILDA 3182	$700,000	04/03/2022
3	2/203 Alma Rd ST KILDA EAST 3183	$680,000	24/02/2022

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: 18/03/2022 10:00

6/1 Moroney Street, St Kilda Vic 3182

Phoebe Hnarakis
9520 9020
0433 222 453
phnarakis@bigginscott.com.au



2 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000 - $730,000
Median Unit Price
December quarter 2021: $610,000

Comparable Properties



12A/10 Dickens St ELWOOD 3184 (REI)

2 1 1

Price: $735,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Unit

Agent Comments



6/22 Charnwood Cr ST KILDA 3182 (REI)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 04/03/2022
Property Type: Apartment

Agent Comments



2/203 Alma Rd ST KILDA EAST 3183 (REI)

2 1 1

Price: $680,000
Method: Private Sale
Date: 24/02/2022
Property Type: Apartment

Agent Comments

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