## 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

7 Moore Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,200,000		&		\$2,400,000				
Median sale p	rice								
Median price	\$1,970,500	Pro	operty Type	Hou	se		Suburb	South Yarra	
Period - From	01/01/2022	to	31/12/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	6 Penny La SOUTH YARRA 3141	\$2,400,000	19/10/2022
2	8 Cunningham St SOUTH YARRA 3141	\$2,350,000	18/03/2023
3	8 Longmore St ST KILDA WEST 3182	\$2,300,000	01/03/2023

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.

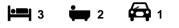
This Statement of Information was prepared on:

29/03/2023 15:29









**Property Type:** House Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price Year ending December 2022: \$1,970,500

# **Comparable Properties**



6 Penny La SOUTH YARRA 3141 (VG)



Price: \$2,400,000 Method: Sale Date: 19/10/2022 Property Type: House (Res) Land Size: 109 sqm approx Agent Comments

Agent Comments



Price: \$2,350,000 Method: Auction Sale Date: 18/03/2023 Property Type: House (Res) Land Size: 295 sqm approx

3



8 Longmore St ST KILDA WEST 3182 (REI)

8 Cunningham St SOUTH YARRA 3141 (REI)

**2** 



Agent Comments

Price: \$2,300,000 Method: Sold Before Auction Date: 01/03/2023 Property Type: House (Res) Land Size: 274 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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