

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 between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,970,500 Property Type House Suburb South Yarra

Period - From 01/01/2022 to 31/12/2022 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	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

Comparable Properties



6 Penny La SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$2,400,000

Method: Sale

Date: 19/10/2022

Property Type: House (Res)

Land Size: 109 sqm approx



8 Cunningham St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,350,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 295 sqm approx



8 Longmore St ST KILDA WEST 3182 (REI)

Agent Comments



Price: \$2,300,000

Method: Sold Before Auction

Date: 01/03/2023

Property Type: House (Res)

Land Size: 274 sqm approx