## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 7 Moore Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	ı/underquc	oting		
Single pric	e \$2,275,000							
Median sale p	rice							
Median price	\$1,970,500	Pro	operty Type	Ηοι	ise	]	Suburb	South Yarra
Period - From	01/01/2022	to	31/12/2022		S	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	8 Longmore St ST KILDA WEST 3182	\$2,300,000	01/03/2023
2	11 Hobson St SOUTH YARRA 3141	\$2,240,000	26/11/2022
3	37 St Edmonds Rd PRAHRAN 3181	\$2,101,000	25/03/2023

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:

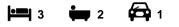
31/03/2023 18:34





Andrew James





**Property Type:** House Agent Comments

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

Indicative Selling Price \$2,275,000 Median House Price Year ending December 2022: \$1,970,500

# **Comparable Properties**



8 Longmore St ST KILDA WEST 3182 (REI)

11 Hobson St SOUTH YARRA 3141 (REI/VG)

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

Agent Comments



Price: \$2,240,000 Method: Auction Sale Date: 26/11/2022 Property Type: House (Res)

Land Size: 297 sqm approx

3

37 St Edmonds Rd PRAHRAN 3181 (REI)



Agent Comments

Price: \$2,101,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res)

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





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