

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$2,275,000

### 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	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



**Property Type:** House

**Agent Comments**

## Comparable Properties



**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



**11 Hobson St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**



**Price:** \$2,240,000

**Method:** Auction Sale

**Date:** 26/11/2022

**Property Type:** House (Res)

**Land Size:** 297 sqm approx



**37 St Edmonds Rd PRAHRAN 3181 (REI)**

**Agent Comments**



**Price:** \$2,101,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** House (Res)