

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

2a Moffat Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,650,000 Property Type Townhouse Suburb South Yarra

Period - From 02/10/2022 to 01/10/2023 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	2703/3 Yarra St SOUTH YARRA 3141	\$1,082,000	31/08/2023
2	4 Princes CI PRAHRAN 3181	\$1,060,000	12/08/2023
3	2 Hillingdon PI PRAHRAN 3181	\$950,000	12/08/2023

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:

02/10/2023 13:56



Property Type: Townhouse (Unit)

Agent Comments

Comparable Properties

2703/3 Yarra St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,082,000

Method: Private Sale

Date: 31/08/2023

Property Type: Apartment



4 Princes CI PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,060,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)



2 Hillingdon PI PRAHRAN 3181 (REI)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Townhouse (Res)

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