

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

Single price

\$1,025,000

### Median sale price

Median price

\$1,650,000

Property Type

Townhouse

Suburb

South Yarra

Period - From

30/10/2022

to

29/10/2023

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	7/12 Copelen St SOUTH YARRA 3141	\$1,070,000	06/10/2023
2	12 Earl St WINDSOR 3181	\$1,005,000	14/10/2023
3	82 Peel St WINDSOR 3181	\$980,000	16/10/2023

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:

30/10/2023 10:19



3   2   1

**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties



**7/12 Copelen St SOUTH YARRA 3141 (REI)**

**Agent Comments**

2   1   1

**Price:** \$1,070,000

**Method:** Private Sale

**Date:** 06/10/2023

**Property Type:** Apartment



**12 Earl St WINDSOR 3181 (REI)**

**Agent Comments**

2   1   -

**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 124 sqm approx



**82 Peel St WINDSOR 3181 (REI)**

**Agent Comments**

2   1   -

**Price:** \$980,000

**Method:** Private Sale

**Date:** 16/10/2023

**Property Type:** House