

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

16 Moffat Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$2,225,000

Property Type House

Suburb South Yarra

Period - From 01/07/2022

to 30/06/2023

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	34 York St PRAHRAN 3181	\$1,185,000	29/07/2023
2	27 Peel St WINDSOR 3181	\$1,175,000	24/06/2023
3	19 Balmoral St SOUTH YARRA 3141	\$1,140,000	22/07/2023

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:

25/08/2023 11:24



Property Type: House (Previously Occupied - Detached)

Land Size: 214 sqm approx

Agent Comments

Comparable Properties



34 York St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,185,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 138 sqm approx



27 Peel St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,175,000

Method: Private Sale

Date: 24/06/2023

Property Type: House



19 Balmoral St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,140,000

Method: Private Sale

Date: 22/07/2023

Property Type: House