

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

19 Moore Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$2,250,000

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

South Yarra

Period - From

01/10/2019

to

31/12/2019

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	94 Union St WINDSOR 3181	\$1,975,000	09/11/2019
2	61 Andrew St WINDSOR 3181	\$1,920,000	30/11/2019
3	2/12 Chatsworth Rd PRAHRAN 3181	\$1,910,000	16/10/2019

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:

25/02/2020 08:37

19 Moore Street, South Yarra Vic 3141



3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,250,000

Median House Price

December quarter 2019: \$2,100,000

Comparable Properties



94 Union St WINDSOR 3181 (REI/VG)

Agent Comments

3 2 1

Price: \$1,975,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

Land Size: 219 sqm approx



61 Andrew St WINDSOR 3181 (REI)

Agent Comments

3 2 -

Price: \$1,920,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)



2/12 Chatsworth Rd PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$1,910,000

Method: Sold Before Auction

Date: 16/10/2019

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 501 sqm approx

Account - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.