

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

2/18 Moffat Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$315,000

Median sale price

Median price

\$651,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2021

to

31/03/2022

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	12/19 Ellesmere Rd WINDSOR 3181	\$325,000	26/04/2022
2	7/37 Fawkner St SOUTH YARRA 3141	\$338,000	25/05/2022
3	11/37 Fawkner St SOUTH YARRA 3141	\$339,000	09/02/2022

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:

27/05/2022 11:52

2/18 Moffat Street, South Yarra Vic 3141

Andrew James

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Indicative Selling Price

\$315,000

Median Unit Price

Year ending March 2022: \$651,000



1 bed 1 bath 1 car

Property Type: Apartment

Agent Comments

Comparable Properties



12/19 Ellesmere Rd WINDSOR 3181 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$325,000

Method: Private Sale

Date: 26/04/2022

Property Type: Apartment



7/37 Fawkner St SOUTH YARRA 3141 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$338,000

Method: Private Sale

Date: 25/05/2022

Property Type: Apartment



11/37 Fawkner St SOUTH YARRA 3141
(REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$339,000

Method: Private Sale

Date: 09/02/2022

Property Type: Apartment

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