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	36 Moore Street, South Yarra Vic 3141

Indicative selling price

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

Single price $1,185,000

Median sale price

Median price $2,001,000 Property Type House Suburb South Yarra

Period - From 01/07/2022 to 30/09/2022 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	141 Surrey Rd.N SOUTH YARRA 3141	$1,300,000	10/09/2022
2	12 Moore St SOUTH YARRA 3141	$1,275,000	28/11/2022
3	64 Lang St SOUTH YARRA 3141	$1,190,000	16/07/2022

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: 06/12/2022 18:07

36 Moore Street, South Yarra Vic 3141



2 1 1

Property Type: House
Land Size: 147 sqm approx

Indicative Selling Price
$1,185,000
Median House Price
September quarter 2022: $2,001,000

Agent Comments

This property has side lane access for off street car parking.

Comparable Properties



141 Surrey Rd.N SOUTH YARRA 3141 (REI)

3 1 -

Price: $1,300,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)

Agent Comments



12 Moore St SOUTH YARRA 3141 (REI)

2 1 -

Price: $1,275,000
Method: Private Sale
Date: 28/11/2022
Property Type: House

Agent Comments



64 Lang St SOUTH YARRA 3141 (REI/VG)

2 1 -

Price: $1,190,000
Method: Auction Sale
Date: 16/07/2022
Property Type: House (Res)
Land Size: 117 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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