

## 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

12/23 AVOCA STREET SOUTH YARRA VIC 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$290,000

&

\$319,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$541,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

8/37-41 MARGARET STREET SOUTH YARRA VIC 3141	\$310,000	24-Oct-24
4/23 TIVOLI ROAD SOUTH YARRA VIC 3141	\$305,000	28-Jul-23
24/403 TOORAK ROAD SOUTH YARRA VIC 3141	\$305,000	10-Apr-24

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 6 months.~~

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**8/37-41 MARGARET STREET  
SOUTH YARRA VIC 3141**

 1  1  1

Sold Price **\$310,000** Sold Date **24-Oct-24**

Distance **0.79km**

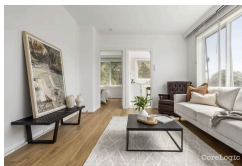


**4/23 TIVOLI ROAD SOUTH YARRA  
VIC 3141**

 1  1  1

Sold Price **\$305,000** Sold Date **28-Jul-23**

Distance **0.81km**



**24/403 TOORAK ROAD SOUTH  
YARRA VIC 3141**

 1  1  1

Sold Price Sold Date **10-Apr-24**

Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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