

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 27/27 Avoca Street, South Yarra 3141

Indicative selling price

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

Single price \$589,000

Median sale price

Median price \$564,000 Property type Apartment Suburb South Yarra

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales

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
8/14 Tivoli Pl South Yarra 3141	\$540,000	25/05/2024
10/5a Powell St South Yarra 3141	\$585,000	18/05/2024
2705/35 Malcolm St South Yarra 3141	\$600,000	18/07/2024

This Statement of Information was prepared on: 05/08/2024