

# 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

1/29 Coolullah Avenue, 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)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$630,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2021 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	8/20 Cromwell Rd SOUTH YARRA 3141	\$600,000	11/11/2022
2	6/15 Kelvin Gr PRAHRAN 3181	\$635,000	08/09/2022
3	2/4 Rae Ct PRAHRAN 3181	\$650,000	30/11/2022

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:

02/12/2022 11:04

1/29 Coolullah Avenue, South Yarra Vic 3141



Walter Summons  
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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

Year ending September 2022: \$630,000



2   1   1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**8/20 Cromwell Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

2   1   1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 11/11/2022

**Property Type:** Apartment



**6/15 Kelvin Gr PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$635,000

**Method:** Sold Before Auction

**Date:** 08/09/2022

**Property Type:** Apartment



**2/4 Rae Ct PRAHRAN 3181 (REI)**

**Agent Comments**

2   1   1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 30/11/2022

**Property Type:** Apartment

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



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