

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

1/2 Coolullah Avenue, South Yarra Vic 3141

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$562,500

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2019

to

30/06/2019

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	5/379 Toorak Rd SOUTH YARRA 3141	\$780,000	26/09/2019
2	6/4 Glyndebourne Av TOORAK 3142	\$741,000	25/05/2019
3	2/269 Williams Rd SOUTH YARRA 3141	\$685,000	11/05/2019

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:

19/10/2019 16:03



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$750,000
Median Unit Price
June quarter 2019: \$562,500

Comparable Properties



5/379 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$780,000
Method: Private Sale
Date: 26/09/2019
Property Type: Apartment



6/4 Glyndebourne Av TOORAK 3142 (REI)

Agent Comments

 2  1  1

Price: \$741,000
Method: Auction Sale
Date: 25/05/2019
Property Type: Apartment



2/269 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments

 1  1  1

Price: \$685,000
Method: Auction Sale
Date: 11/05/2019
Property Type: Apartment