

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

1/55 Avoca Street, South Yarra Vic 3141

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$623,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/01/2022

to

31/03/2022

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	3/60 Clowes St SOUTH YARRA 3141	\$1,095,000	21/02/2022
2	9/373 Toorak Rd SOUTH YARRA 3141	\$1,030,000	18/06/2022
3	2/55 Avoca St SOUTH YARRA 3141	\$1,000,000	16/05/2022

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:

10/07/2022 12:39



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,100,000

Median Unit Price

March quarter 2022: \$623,000

Comparable Properties



3/60 Clowes St SOUTH YARRA 3141 (VG)

3
 -
 -

Price: \$1,095,000

Method: Sale

Date: 21/02/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Three bedroom apartment, smaller complex, domain precinct property



9/373 Toorak Rd SOUTH YARRA 3141 (REI)

2
 2
 1

Price: \$1,030,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Apartment

Agent Comments

Main road, 140 m, fully renovated



2/55 Avoca St SOUTH YARRA 3141 (REI/VG)

2
 2
 1

Price: \$1,000,000

Method: Private Sale

Date: 16/05/2022

Property Type: Unit

Agent Comments

Same complex, renovated kitchen, different aspect from bedroom accommodation