Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 1/55 Avoca Street, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	e consumer.vio	c.gov.au/	underquot	ting		
Single pric	e \$1,100,000						
Median sale p	rice						
Median price	\$623,000	Property Ty	pe Unit			Suburb	South Yarra
Period - From	01/01/2022	to 31/03/2	022	So	ource	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.

Ade	dress 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







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)

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

1000

9/373 Toorak Rd SOUTH YARRA 3141 (REI)

1 2 **1** 2 **1** 2

Price: \$1,030,000 Method: Auction Sale

Property Type: Apartment

Date: 18/06/2022

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

Agent Comments

Main road, 140 m, fully renovated

Same complex, renovated kitchen, different aspect from bedroom accommodation

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



Property data

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.