

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

1/4 Coolullah Avenue, South Yarra, VIC 3141

Indicative selling price

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

Single price

or range between

\$790,000

&

\$850,000

Median sale price

Median price

\$574,000

Property type

Unit

Suburb

South Yarra

Period - From

17/04/2024

to

16/10/2024

Source

pdol

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	6/ 399 Toorak Rd, South Yarra Vic	\$912,000	22/06/2024
2	6/ 34 Rockley Rd, South Yarra Vic	\$910,000	04/07/2024
3			

This Statement of Information was prepared on:

17/10/2024