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	3/2 Como Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,675,000 Property Type House Suburb South Yarra

Period - From 01/10/2021 to 31/12/2021 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	13 Tivoli Rd SOUTH YARRA 3141	$2,400,000	21/10/2021
2	27 Nicholson St SOUTH YARRA 3141	$2,372,000	26/03/2022
3	4 Grosvenor St SOUTH YARRA 3141	$2,100,000	24/12/2021

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: 11/04/2022 18:23

3/2 Como Avenue, South Yarra Vic 3141



3 2

Property Type: Townhouse
Land Size: 236.014 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
December quarter 2021: $2,675,000

Comparable Properties



13 Tivoli Rd SOUTH YARRA 3141 (REI/VG)

3 2 2

Price: $2,400,000
Method: Auction Sale
Date: 21/10/2021
Property Type: House (Res)
Land Size: 113 sqm approx

Agent Comments



27 Nicholson St SOUTH YARRA 3141 (REI)

3 2 2

Price: $2,372,000
Method: Auction Sale
Date: 26/03/2022
Property Type: Townhouse (Res)

Agent Comments



4 Grosvenor St SOUTH YARRA 3141 (VG)

3 - -

Price: $2,100,000
Method: Sale
Date: 24/12/2021
Property Type: House (Res)
Land Size: 153 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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