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	7/29 Coolullah Avenue, South Yarra Vic 3141

Indicative selling price

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

Single price $700,000

Median sale price

Median price $591,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2023 to 30/06/2023 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.

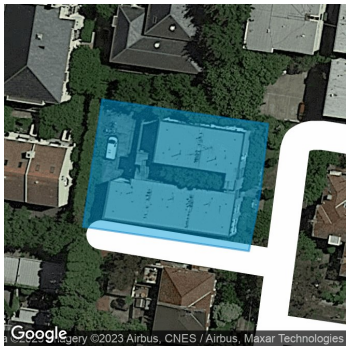
	Address of comparable property	Price	Date of sale
1	11/30 Murphy St SOUTH YARRA 3141	$710,000	08/07/2023
2	3/59 Albion St SOUTH YARRA 3141	$697,500	11/07/2023
3	2/45 Albion St SOUTH YARRA 3141	$687,000	30/03/2023

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: 08/09/2023 11:03

7/29 Coolullah Avenue, South Yarra Vic 3141



2 1

Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$700,000
Median Unit Price
June quarter 2023: $591,000

Comparable Properties



11/30 Murphy St SOUTH YARRA 3141 (REI/VG)

2 1 1

Agent Comments

Price: $710,000
Method: Sold Before Auction
Date: 08/07/2023
Property Type: Apartment



3/59 Albion St SOUTH YARRA 3141 (REI/VG)

2 1 1

Agent Comments

Price: $697,500
Method: Sold Before Auction
Date: 11/07/2023
Property Type: Apartment



2/45 Albion St SOUTH YARRA 3141 (REI/VG)

2 1 1

Agent Comments

Price: $687,000
Method: Sold Before Auction
Date: 30/03/2023
Property Type: Unit

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

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