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	8/23 Avoca Street, South Yarra Vic 3141

Indicative selling price

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

Single price $280,000

Median sale price

Median price $600,000 Property Type Unit Suburb South Yarra

Period - From 01/07/2024 to 30/09/2024 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	2/949 Punt Rd SOUTH YARRA 3141	$285,000	10/09/2024
2	3/23 Tivoli Rd SOUTH YARRA 3141	$315,000	15/07/2024
3	3/270 Williams Rd TOORAK 3142	$310,000	24/06/2024

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: 15/10/2024 15:38

8/23 Avoca Street, South Yarra Vic 3141



1 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$280,000
Median Unit Price
September quarter 2024: $600,000

Comparable Properties



2/949 Punt Rd SOUTH YARRA 3141 (REI/VG)

1 1 1

Price: $285,000
Method: Private Sale
Date: 10/09/2024
Property Type: Apartment

Agent Comments



3/23 Tivoli Rd SOUTH YARRA 3141 (REI)

1 1 1

Price: $315,000
Method: Private Sale
Date: 15/07/2024
Property Type: Apartment

Agent Comments



3/270 Williams Rd TOORAK 3142 (REI/VG)

1 1 1

Price: $310,000
Method: Private Sale
Date: 24/06/2024
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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