

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

6/55 Avoca Street, South Yarra Vic 3141

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price

\$573,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2023

to

30/06/2024

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	1202/666 Chapel St SOUTH YARRA 3141	\$900,000	14/05/2024
2	605/800 Chapel St SOUTH YARRA 3141	\$865,000	06/06/2024
3	4/52 Pasley St SOUTH YARRA 3141	\$830,000	04/07/2024

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:

23/07/2024 10:59

6/55 Avoca Street, South Yarra Vic 3141



2 bedrooms, 0 bathrooms, 1 car space

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$820,000 - \$900,000
Median Unit Price
Year ending June 2024: \$573,000

Comparable Properties



1202/666 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 bedrooms, 1 bathroom, 1 car space

Price: \$900,000
Method: Private Sale
Date: 14/05/2024
Property Type: Apartment



605/800 Chapel St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 bedrooms, 2 bathrooms, 1 car space

Price: \$865,000
Method: Private Sale
Date: 06/06/2024
Property Type: Apartment



4/52 Pasley St SOUTH YARRA 3141 (REI)

Agent Comments

2 bedrooms, 1 bathroom, 1 car space

Price: \$830,000
Method: Private Sale
Date: 04/07/2024
Property Type: Apartment

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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