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	6/17 Como Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between $1,210,000 & $1,250,000

Median sale price

Median price $1,072,000 Property Type Townhouse Suburb South Yarra

Period - From 03/12/2023 to 02/12/2024 Source Property Data

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	57 James St WINDSOR 3181	$1,270,000	21/09/2024
2	4/81 Abinger St RICHMOND 3121	$1,200,000	01/09/2024
3	8/17 Como Av SOUTH YARRA 3141	$1,160,000	15/06/2024

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: 03/12/2024 15:08

6/17 Como Avenue, South Yarra Vic 3141



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,210,000 - $1,250,000
Median Townhouse Price
03/12/2023 - 02/12/2024: $1,072,000

Comparable Properties



57 James St WINDSOR 3181 (REI/VG)

2 1 1

Price: $1,270,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)
Land Size: 85 sqm approx

Agent Comments

4/81 Abinger St RICHMOND 3121 (REI/VG)

2 2 1

Price: $1,200,000
Method: Sold Before Auction
Date: 01/09/2024
Property Type: Townhouse (Res)

Agent Comments



8/17 Como Av SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $1,160,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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