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<br>Including suburb and postcode | 8/29 Coolullah Avenue, South Yarra Vic 3141 |

## Indicative selling price

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

Single price $595,000

## Median sale price

Median price $605,000 Property Type Unit Suburb South Yarra

Period - From 05/12/2021 to 04/12/2022 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 | 8/20 Cromwell Rd SOUTH YARRA 3141 | $600,000 | 11/11/2022 |
| 2 | 11/15 Rockley Rd SOUTH YARRA 3141 | $595,000 | 27/08/2022 |
| 3 | 1/20 Cromwell Rd SOUTH YARRA 3141 | $580,000 | 07/09/2022 |

**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: 05/12/2022 10:27

# 8/29 Coolullah Avenue, South Yarra Vic 3141



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$595,000
**Median Unit Price**
05/12/2021 - 04/12/2022: $605,000

## Comparable Properties



**8/20 Cromwell Rd SOUTH YARRA 3141 (REI)**

2 1 1

**Price:** $600,000
**Method:** Private Sale
**Date:** 11/11/2022
**Property Type:** Apartment

Agent Comments



**11/15 Rockley Rd SOUTH YARRA 3141 (REI/VG)**

2 1 1

**Price:** $595,000
**Method:** Auction Sale
**Date:** 27/08/2022
**Property Type:** Apartment

Agent Comments



**1/20 Cromwell Rd SOUTH YARRA 3141 (REI)**

2 1 1

**Price:** $580,000
**Method:** Private Sale
**Date:** 07/09/2022
**Property Type:** Apartment

Agent Comments

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

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