

# 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

10/29 Coolullah Avenue, South Yarra Vic 3141
--

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$600,000
-----------

 & 

\$650,000
-----------

### Median sale price

Median price 

\$580,000
-----------

 Property Type 

Unit
------

 Suburb 

South Yarra
-------------

Period - From 

07/03/2023
------------

 to 

06/03/2024
------------

 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	4/27 Avoca St SOUTH YARRA 3141	\$650,000	29/09/2023
2	16/30 Mona PI SOUTH YARRA 3141	\$630,000	04/10/2023
3	6/17 Howitt St SOUTH YARRA 3141	\$607,500	14/10/2023

**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: 

07/03/2024 16:38
------------------



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
07/03/2023 - 06/03/2024: \$580,000

## Comparable Properties



**4/27 Avoca St SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$650,000  
**Method:** Sold Before Auction  
**Date:** 29/09/2023  
**Property Type:** Apartment



**16/30 Mona PI SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 04/10/2023  
**Property Type:** Apartment



**6/17 Howitt St SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$607,500  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** Unit

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