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

4/2 Como Avenue, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,300,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$2,225,000	Pro	operty Type	Hous	se		Suburb	South Yarra
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6 Stanley St SOUTH YARRA 3141	\$2,390,000	26/06/2023
2	9 Hawksburn CI SOUTH YARRA 3141	\$2,300,000	20/05/2023
3	7 Moore St SOUTH YARRA 3141	\$2,210,000	04/05/2023

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:

15/08/2023 12:14









Property Type: House Agent Comments

Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price Year ending June 2023: \$2,225,000

Comparable Properties



6 Stanley St SOUTH YARRA 3141 (REI)



Price: \$2,390,000 Method: Private Sale Date: 26/06/2023 Property Type: House Land Size: 348 sqm approx Agent Comments



9 Hawksburn CI SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$2,300,000 Method: Auction Sale Date: 20/05/2023 Property Type: House (Res) Land Size: 159 sqm approx



7 Moore St SOUTH YARRA 3141 (REI/VG)



EI/VG) Agent Comments

Price: \$2,210,000 Method: Private Sale Date: 04/05/2023 Property Type: House Land Size: 198 sqm approx

Account - Jellis Craig | P: 03 9864 5000



propertydata

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