Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/2 Coolullah Avenue, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$620,000		&		\$680,000			
Median sale p	rice							
Median price	\$592,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/04/2023	to	31/03/2024		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	1/43 Grandview Gr PRAHRAN 3181	\$680,000	29/02/2024
2	2/4-6 Dobson St SOUTH YARRA 3141	\$670,000	20/02/2024
3	1/20 Grandview Gr PRAHRAN 3181	\$660,000	21/03/2024

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:

26/04/2024 12:13









Property Type: Apartment Agent Comments

Indicative Selling Price \$620,000 - \$680,000 Median Unit Price Year ending March 2024: \$592,000

Comparable Properties



1/43 Grandview Gr PRAHRAN 3181 (REI)



Price: \$680,000 Method: Sold Before Auction Date: 29/02/2024 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$670,000 Method: Private Sale Date: 20/02/2024 Property Type: Apartment Land Size: 83 sqm approx

1/20 Grandview Gr PRAHRAN 3181 (REI)

2/4-6 Dobson St SOUTH YARRA 3141 (REI)

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Agent Comments

Price: \$660,000 Method: Private Sale Date: 21/03/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



propertydata

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