

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

8/17 Como Avenue, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,337,500 Property Type Townhouse Suburb South Yarra

Period - From 20/05/2023 to 19/05/2024 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	2/1a Westbourne St PRAHRAN 3181	\$1,240,000	20/04/2024
2	15 St Louis Pl BURNLEY 3121	\$1,110,000	24/02/2024
3	1/40 Millswyn St SOUTH YARRA 3141	\$1,060,000	23/03/2024

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:

20/05/2024 08:56



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
20/05/2023 - 19/05/2024: \$1,337,500

Comparable Properties



2/1a Westbourne St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$1,240,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Townhouse (Res)



15 St Louis Pl BURNLEY 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,110,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 100 sqm approx



1/40 Millswyn St SOUTH YARRA 3141 (REI/VG) Agent Comments

2 1 1

Price: \$1,060,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000