

#### 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              | 7/7 Coolullah Avenue, South Yarra Vic 3141 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

Single price \$399,000

#### Median sale price

| Median price  | \$655,000  | Hou | se         | Unit | Х      |      | Suburb | South Yarra |
|---------------|------------|-----|------------|------|--------|------|--------|-------------|
| Period - From | 01/04/2018 | to  | 30/06/2018 |      | Source | REIV |        |             |

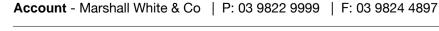
#### Comparable property sales (\*Delete A or B below as applicable)

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 1/32 Grosvenor St SOUTH YARRA 3141 \$398,200 30/06/2018 2 9/87 Caroline St SOUTH YARRA 3141 \$389,000 05/02/2018 3 14/403 Toorak Rd SOUTH YARRA 3141 \$380,000 09/02/2018

#### 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.







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Property Type: Apartment Land Size: 701.697 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$399,000 **Median Unit Price** June quarter 2018: \$655,000

### Comparable Properties



1/32 Grosvenor St SOUTH YARRA 3141 (REI)

Price: \$398,200 Method: Private Sale Date: 30/06/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 













Property Type: Apartment

9/87 Caroline St SOUTH YARRA 3141 (REI/VG) Agent Comments



14/403 Toorak Rd SOUTH YARRA 3141

(REI/VG)



Method: Private Sale Date: 09/02/2018



1 Price: \$380,000

Rooms: -

Property Type: Apartment

Agent Comments

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897





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