

## 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	7/7 Coolullah Avenue, South Yarra Vic 3141
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#### Indicative selling price

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

Single price	\$399,000
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#### Median sale price

Median price	\$655,000	House		Unit	X	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.



**Rooms:**  
**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)** Agent Comments



**Price:** \$398,200  
**Method:** Private Sale  
**Date:** 30/06/2018  
**Rooms:** -  
**Property Type:** Apartment



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



**Price:** \$389,000  
**Method:** Private Sale  
**Date:** 05/02/2018  
**Rooms:** -  
**Property Type:** Apartment



**14/403 Toorak Rd SOUTH YARRA 3141 (REI/VG)** Agent Comments



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 09/02/2018  
**Rooms:** -  
**Property Type:** Apartment