

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

7/9 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$550,000 Property Type Unit Suburb South Yarra

Period - From 01/10/2018 to 30/09/2019 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	11/27 Kensington Rd SOUTH YARRA 3141	\$646,000	24/08/2019
2	1/821 Punt Rd SOUTH YARRA 3141	\$636,500	09/07/2019
3	2/4 Davidson St SOUTH YARRA 3141	\$569,000	07/08/2019

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:

20/11/2019 19:38



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

Year ending September 2019: \$550,000

Comparable Properties



11/27 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$646,000

Method: Auction Sale

Date: 24/08/2019

Property Type: Apartment



1/821 Punt Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$636,500

Method: Private Sale

Date: 09/07/2019

Property Type: Apartment



2/4 Davidson St SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$569,000

Method: Sale

Date: 07/08/2019

Property Type: Strata Unit/Flat