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 7/9 Cromwell Road, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$580,000		&		\$638,000			
Median sale p	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/10/2018	to	30/09/2019		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.

Ade	dress 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



WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





Property Type: Apartment Agent Comments Indicative Selling Price \$580,000 - \$638,000 Median Unit Price Year ending September 2019: \$550,000

Comparable Properties



Price: \$646,000 **Method:** Auction Sale

(REI/VG)

Method: Auction Sale Date: 24/08/2019 Property Type: Apartment



1/821 Punt Rd SOUTH YARRA 3141 (REI)

11/27 Kensington Rd SOUTH YARRA 3141



Price: \$636,500 Method: Private Sale Date: 09/07/2019 Property Type: Apartment

2/4 Davidson St SOUTH YARRA 3141 (VG)



Agent Comments

Agent Comments

Agent Comments

Price: \$569,000 Method: Sale Date: 07/08/2019 Property Type: Strata Unit/Flat

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.