

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

3/6 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$657,500

Property Type

Unit

Suburb

South Yarra

Period - From

01/10/2020

to

31/12/2020

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	11/415 Toorak Rd TOORAK 3142	\$879,999	17/11/2020
2	8/49 Wilson St SOUTH YARRA 3141	\$860,000	03/12/2020
3	7/11 Rockley Rd SOUTH YARRA 3141	\$850,000	19/12/2020

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:

10/02/2021 14:16



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

December quarter 2020: \$657,500

Comparable Properties



11/415 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

2 2 1

Price: \$879,999

Method: Private Sale

Date: 17/11/2020

Property Type: Apartment



8/49 Wilson St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$860,000

Method: Auction Sale

Date: 03/12/2020

Property Type: Apartment



7/11 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 2 1

Price: \$850,000

Method: Private Sale

Date: 19/12/2020

Property Type: Apartment