

# RT Edgar

## STATEMENT OF INFORMATION

26 March 2018

### Property offered for sale

52 Cromwell Rd, South Yarra VIC

### Indicative selling price

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

Range  
between \$2,600,000 & \$2,700,000

### Median sale price

Median price \$2,280,000 House X Unit Suburb South Yarra

Period - From 01/10/2017 to 31/12/2017 Source REIV

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Nick Walker consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 86 Leopold St SOUTH YARRA 3141	\$2,600,000	09/09/2017
2 28 Clara St SOUTH YARRA 3141	\$2,500,000	23/10/2017
3 32 Nicholson St SOUTH YARRA 3141	\$2,400,000	28/10/2017