

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

6/80 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$619,000

Median sale price

Median price

\$651,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/04/2021

to

31/03/2022

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	15/32 The Avenue WINDSOR 3181	\$620,000	23/02/2022
2	2/15 Rockley Rd SOUTH YARRA 3141	\$605,000	24/01/2022
3	3/2 Rae Ct PRAHRAN 3181	\$600,000	05/03/2022

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:

27/04/2022 09:40



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$619,000

Median Unit Price
Year ending March 2022: \$651,000

Comparable Properties



15/32 The Avenue WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$620,000
Method: Sold Before Auction
Date: 23/02/2022
Property Type: Apartment



2/15 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000
Method: Private Sale
Date: 24/01/2022
Property Type: Apartment



3/2 Rae Ct PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 2

Price: \$600,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Apartment