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

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-or the meaning	n of this	nrica saa	consumer.vic.gov.	au/underguoting
	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$619,000

Median sale price

Median price	\$651,000	Pro	perty Type Unit	:		Suburb	South Yarra
Period - From	01/04/2021	to	31/03/2022	Sou	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.

Ado	dress 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



WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





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)



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



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



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

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Agent Comments

Agent Comments



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



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