

## 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

3/80 Cromwell Road, South Yarra Vic 3141

#### Indicative selling price

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

Range between

\$570,000

&

\$620,000

#### Median sale price

Median price

\$621,000

House

Unit

X

Suburb

South Yarra

Period - From

01/07/2017

to

30/09/2017

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	2/2 Gordon Gr SOUTH YARRA 3141	\$615,000	31/10/2017
2	2/10 Williams Rd PRAHRAN 3181	\$608,000	14/08/2017
3	6/80 Cromwell Rd SOUTH YARRA 3141	\$591,000	04/08/2017

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.~~



2 1 1

**Rooms:** 4

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$570,000 - \$620,000

**Median Unit Price**

September quarter 2017: \$621,000

## Comparable Properties



**2/2 Gordon Gr SOUTH YARRA 3141 (REI)**

Agent Comments

2 1 1

**Price:** \$615,000

**Method:** Private Sale

**Date:** 31/10/2017

**Rooms:** -

**Property Type:** Apartment



**2/10 Williams Rd PRAHRAN 3181 (REI)**

Agent Comments

2 1 1

**Price:** \$608,000

**Method:** Sold Before Auction

**Date:** 14/08/2017

**Rooms:** 3

**Property Type:** Apartment



**6/80 Cromwell Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$591,000

**Method:** Sold Before Auction

**Date:** 04/08/2017

**Rooms:** 3

**Property Type:** Apartment