Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 301/4 Cromwell Road, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	n \$1,590,000		&		\$1,690,0	00		
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/07/2024	to	30/09/2024		So	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.

Address of comparable property		Price	Date of sale
1	2801/3 Yarra St SOUTH YARRA 3141	\$1,590,000	24/06/2024
2	204/4 Cromwell Rd SOUTH YARRA 3141	\$1,650,000	05/06/2024
3	7/119 Alexandra Av SOUTH YARRA 3141	\$1,750,000	04/06/2024

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:

18/11/2024 14:25



Dingle Partners

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Property Type: Apartment Agent Comments Indicative Selling Price \$1,590,000 - \$1,690,000 Median Unit Price September quarter 2024: \$600,000

Comparable Properties

2801/3 Yarra St SOUTH YARRA 3141 (REI/VG) 2 2 2 4 Price: \$1,590,000 Method: Private Sale Date: 24/06/2024 Property Type: Apartment	Agent Comments
204/4 Cromwell Rd SOUTH YARRA 3141 (REI/VG) 3 2 2 2 Price: \$1,650,000 Method: Private Sale Date: 05/06/2024 Property Type: Apartment	Agent Comments
7/119 Alexandra Av SOUTH YARRA 3141 (REI/VG) 3 2 2 2 Price: \$1,750,000 Method: Private Sale Date: 04/06/2024 Property Type: Apartment	Agent Comments

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