

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 3/48 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$396,000 & \$435,000

Median sale price

Median price \$562,500 House Unit X Suburb South Yarra

Period - From 01/04/2019 to 30/06/2019 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	8/16 Darling St SOUTH YARRA 3141	\$395,250	01/08/2019
2	6/43 Caroline St SOUTH YARRA 3141	\$393,000	30/03/2019
3	2/2 May Gr SOUTH YARRA 3141	\$392,500	22/06/2019

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.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$396,000 - \$435,000
Median Unit Price
June quarter 2019: \$562,500

Comparable Properties



8/16 Darling St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$395,250
Method: Private Sale
Date: 01/08/2019
Rooms: -
Property Type: Apartment



6/43 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$393,000
Method: Auction Sale
Date: 30/03/2019
Rooms: 2
Property Type: Apartment



2/2 May Gr SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$392,500
Method: Private Sale
Date: 22/06/2019
Rooms: -
Property Type: Unit