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	3/8 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Single price $649,000

Median sale price

Median price $580,000 Property Type Unit Suburb South Yarra

Period - From 01/01/2019 to 31/12/2019 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	8A/587 Toorak Rd TOORAK 3142	$655,000	30/11/2019
2	9/2 Pasley St SOUTH YARRA 3141	$645,000	21/11/2019
3	7/558 Toorak Rd TOORAK 3142	$640,000	12/10/2019

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.~~

This Statement of Information was prepared on: 26/03/2020 16:10

3/8 Cromwell Road, South Yarra Vic 3141



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$649,000
Median Unit Price
Year ending December 2019: $580,000

Comparable Properties



8A/587 Toorak Rd TOORAK 3142 (REI/VG)

2 1 1

Price: $655,000
Method: Auction Sale
Date: 30/11/2019
Rooms: 3
Property Type: Apartment

Agent Comments



9/2 Pasley St SOUTH YARRA 3141 (REI)

2 1 1

Price: $645,000
Method: Private Sale
Date: 21/11/2019
Rooms: 4
Property Type: Apartment

Agent Comments



7/558 Toorak Rd TOORAK 3142 (REI/VG)

2 1 1

Price: $640,000
Method: Auction Sale
Date: 12/10/2019
Property Type: Apartment

Agent Comments

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

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.