

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address 1 CROMWELL PLACE, SOUTH YARRA VIC 3141

Indicative selling price

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

Single price: \$1,368,000

Median sale price

Median price \$1,665,000

House ☒

Suburb SOUTH YARRA VIC 3141

Period - From 01/03/2018 to 28/03/2019

Source www.realestate.com.au

Comparable property sales

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 properties	Price	Date of sale
1. 25 Balmoral Place, South Yarra Vic 3141	\$1,300,000	10/11/2018
2. 3b Cromwell Road, South Yarra Vic 3141	\$1,300,000	23/03/2019
3. 19 Clarke Street, Prahran Vic 3181	\$1,310,000	16/03/2019