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

12/82 Cromwell Road, South Yarra Vic 3141

Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$720,000

Median sale price

Median price	\$645,000	Pro	perty Type Uni	t		Suburb	South Yarra
Period - From	01/07/2020	to	30/06/2021	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.

Add	dress of comparable property	Price	Date of sale
1	6/2a Davidson St SOUTH YARRA 3141	\$740,000	21/07/2021
2	5/2a Davidson St SOUTH YARRA 3141	\$710,000	06/10/2021
3	11/1 The Avenue WINDSOR 3181	\$710,000	04/10/2021

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:

08/10/2021 11:56



WE DELIVER ... Biggin Scott

Phoebe Hnarakis 9520 9020 0433 222 453 phnarakis@bigginscott.com.au



Property Type: Apartment Agent Comments

Indicative Selling Price \$720,000 **Median Unit Price** Year ending June 2021: \$645,000

Comparable Properties



Price: \$740.000 Method: Sold Before Auction Date: 21/07/2021 Property Type: Unit

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5/2a Davidson St SOUTH YARRA 3141 (REI)

Ý 1



Price: \$710.000 Method: Auction Sale Date: 06/10/2021 Property Type: Apartment

11/1 The Avenue WINDSOR 3181 (REI)

Agent Comments

Agent Comments

Agent Comments

Price: \$710,000 Method: Sold Before Auction Date: 04/10/2021 Property Type: Apartment

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



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