

# 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 meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$720,000

### Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2020

to

30/06/2021

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	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

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**Indicative Selling Price**

\$720,000

**Median Unit Price**

Year ending June 2021: \$645,000



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**6/2a Davidson St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$740,000

**Method:** Sold Before Auction

**Date:** 21/07/2021

**Property Type:** Unit



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

**Agent Comments**

2 1 1

**Price:** \$710,000

**Method:** Auction Sale

**Date:** 06/10/2021

**Property Type:** Apartment



**11/1 The Avenue WINDSOR 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$710,000

**Method:** Sold Before Auction

**Date:** 04/10/2021

**Property Type:** Apartment