

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

4/10 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$647,900

Property Type Unit

Suburb South Yarra

Period - From 01/07/2021

to 30/09/2021

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	6/32 Grosvenor St SOUTH YARRA 3141	\$645,000	14/08/2021
2	9/28 Clifton St PRAHRAN 3181	\$643,000	12/10/2021
3	6/20 Cromwell Rd SOUTH YARRA 3141	\$630,000	28/07/2021

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:

15/11/2021 17:34



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

September quarter 2021: \$647,900

Comparable Properties



6/32 Grosvenor St SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$645,000

Method: Auction Sale

Date: 14/08/2021

Property Type: Unit



9/28 Clifton St PRAHRAN 3181 (REI)

Agent Comments

 2  1  1

Price: \$643,000

Method: Private Sale

Date: 12/10/2021

Property Type: Apartment

6/20 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$630,000

Method: Auction Sale

Date: 28/07/2021

Property Type: Unit

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504