

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 304/15 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$666,000 Property type Unit Suburb South Yarra

Period - From 01/10/2021 to 31/12/2021 Source REIV

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 property	Price	Date of sale
4/42 Ralston Street, South Yarra	\$925,000	07/01/2021
804/700 Chapel Street, South Yarra	\$900,000	11/12/2021
1/652 High Street, Prahran	\$975,000	01/11/2021

This Statement of Information was prepared on: 10 February 2022