

# 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

3/16a 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)

Range between \$690,000

&

\$759,000

### Median sale price

Median price \$780,000

Property Type Unit

Suburb South Yarra

Period - From 01/10/2019

to 31/12/2019

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	4/7 Rockley Rd SOUTH YARRA 3141	\$740,000	29/02/2020
2	11/17 Rockley Rd SOUTH YARRA 3141	\$720,000	29/02/2020
3	3C/381 Toorak Rd SOUTH YARRA 3141	\$715,000	30/11/2019

**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:

03/03/2020 15:13



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$690,000 - \$759,000

**Median Unit Price**

December quarter 2019: \$780,000

## Comparable Properties



**4/7 Rockley Rd SOUTH YARRA 3141 (REI)**

Agent Comments

 2  1  1

**Price:** \$740,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Apartment



**11/17 Rockley Rd SOUTH YARRA 3141 (REI)**

Agent Comments

 2  1  -

**Price:** \$720,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Apartment



**3C/381 Toorak Rd SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$715,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** Apartment