Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/16a Cromwell Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$690,000		&		\$759,000				
Median sale p	rice								
Median price	\$780,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/10/2019	to	31/12/2019		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.

Ade	dress 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









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)



Price: \$740,000 Method: Auction Sale Date: 29/02/2020 Property Type: Apartment

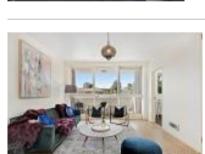
11/17 Rockley Rd SOUTH YARRA 3141 (REI) Agent Comments



Method: Auction Sale Date: 29/02/2020

Property Type: Apartment

Price: \$720,000



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



Agent Comments

Agent Comments

Price: \$715,000 Method: Auction Sale Date: 30/11/2019 Property Type: Apartment

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.