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

10/48 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$399,000

Median sale price

Median price	\$575,000	Pro	operty Type Unit	t		Suburb	South Yarra
Period - From	01/01/2024	to	31/12/2024	Sou	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.

Ado	Address of comparable property		Date of sale
1	2002/229 Toorak Rd SOUTH YARRA 3141	\$390,000	19/10/2024
2	314/38 Cunningham St SOUTH YARRA 3141	\$404,000	08/10/2024
3	4/1 Lawson Gr SOUTH YARRA 3141	\$390,000	02/09/2024

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:

20/02/2025 13:29









Property Type: Agent Comments Indicative Selling Price \$399,000 Median Unit Price Year ending December 2024: \$575,000

Comparable Properties

2002/229 Toorak Rd SOUTH YARRA 3141 (VG)	Agent Comments	
Price: \$390,000 Method: Sale Date: 19/10/2024 Property Type: Strata Unit/Flat		
 314/38 Cunningham St SOUTH YARRA 3141 (VG)	Agent Comments	
Price: \$404,000 Method: Sale Date: 08/10/2024 Property Type: Strata Unit/Flat		
 4/1 Lawson Gr SOUTH YARRA 3141 (REI)	Agent Comments	
Price: \$390,000 Method: Private Sale Date: 02/09/2024 Property Type: Unit		

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



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