

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 204/4 Cromwell Road, South Yarra

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$564,000 Property type Unit Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 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
5/4 Cromwell Road, South Yarra	\$1,650,000	23/03/2024
5/26 Tintern Avenue, Toorak	\$1,725,000	26/02/2024
5/404-406 Toorak Road, Toorak	\$1,950,000	18/12/2023

This Statement of Information was prepared on: 7 May 2024