

# 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

106/15 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 \$850,000 & \$900,000

### Median sale price

Median price \$640,000

Property Type Unit

Suburb South Yarra

Period - From 01/07/2021

to 30/06/2022

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	303/40 Chapel Mews SOUTH YARRA 3141	\$900,000	16/08/2022
2	203/2 Oban PI SOUTH YARRA 3141	\$900,000	25/07/2022
3	5/38 Macfarlan St SOUTH YARRA 3141	\$900,000	03/07/2022

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:

13/10/2022 09:30



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending June 2022: \$640,000

## Comparable Properties



303/40 Chapel Mews SOUTH YARRA 3141  
(REI/VG)

2 2 1

Price: \$900,000

Method: Private Sale

Date: 16/08/2022

Property Type: Apartment

Agent Comments

Similar accommodation



203/2 Oban PI SOUTH YARRA 3141 (REI/VG)

2 2 2

Price: \$900,000

Method: Private Sale

Date: 25/07/2022

Property Type: Apartment

Agent Comments

Modern block, similar accommodation plus extra car space.



5/38 Macfarlan St SOUTH YARRA 3141  
(REI/VG)

2 1 1

Price: \$900,000

Method: Private Sale

Date: 03/07/2022

Property Type: Apartment

Agent Comments

Similar accommodation with one less bathroom