

# 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

107/15 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 \$1,400,000 & \$1,450,000

### Median sale price

Median price \$651,000 Property Type Unit Suburb South Yarra

Period - From 01/04/2021 to 31/03/2022 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	4/40 Lansell Rd TOORAK 3142	\$1,450,000	05/03/2022
2	6/187 Kooyong Rd TOORAK 3142	\$1,400,000	08/11/2021
3			

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: 19/04/2022 15:40



3 2 2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,450,000  
**Median Unit Price**  
Year ending March 2022: \$651,000

## Comparable Properties



**4/40 Lansell Rd TOORAK 3142 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,450,000  
**Method:** Auction Sale  
**Date:** 05/03/2022  
**Property Type:** Apartment



**6/187 Kooyong Rd TOORAK 3142 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 08/11/2021  
**Property Type:** Unit

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.