Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	107/15 Cromwell Road, South Yarra Vic 3141
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000	&	\$1,450,000
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Median sale price

Median price	\$651,000	Pro	perty Type	Jnit		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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.

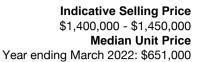
This Statement of Information was prepared on:	19/04/2022 15:40



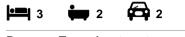
Date of sale



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Property Type: Apartment Agent Comments

Comparable Properties



4/40 Lansell Rd TOORAK 3142 (REI)

1 3

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

Property Type: Apartment

Agent Comments



6/187 Kooyong Rd TOORAK 3142 (REI)

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Agent Comments

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.

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