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

7/80 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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-or the meaning	n of this	nrica saa	consumer.vic.gov.	au/underguoting
	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$545,000

Median sale price

Median price	\$580,000	Pro	perty Type Unit	t	Suburb	South Yarra
Period - From	16/02/2023	to	15/02/2024	Sour	ce 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.

Add	dress of comparable property	Price	Date of sale
1	402/8 Bond St SOUTH YARRA 3141	\$532,000	09/12/2023
2	3/36 Cromwell Rd SOUTH YARRA 3141	\$530,000	04/12/2023
3	609/35 Wilson St SOUTH YARRA 3141	\$500,000	25/01/2024

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:

16/02/2024 17:18









Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$545,000 Median Unit Price 16/02/2023 - 15/02/2024: \$580,000

Comparable Properties



402/8 Bond St SOUTH YARRA 3141 (REI/VG)



Price: \$532,000 Method: Auction Sale Date: 09/12/2023 Property Type: Apartment



3/36 Cromwell Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

Agent Comments

Agent Comments



Price: \$530,000 Method: Private Sale Date: 04/12/2023 Property Type: Apartment



609/35 Wilson St SOUTH YARRA 3141 (REI)



Property Type: Apartment

Date: 25/01/2024

Price: \$500,000 Method: Private Sale

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



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