

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

11/9 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$475,000

&

\$520,000

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	11/21 Rockley Rd SOUTH YARRA 3141	\$515,000	28/05/2022
2	2/2 May Gr SOUTH YARRA 3141	\$515,000	05/03/2022
3	26/124 Caroline St SOUTH YARRA 3141	\$490,000	12/05/2022

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:

03/09/2022 15:39

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Indicative Selling Price

\$475,000 - \$520,000

Median Unit Price

Year ending June 2022: \$640,000



1 1 0

Property Type: Apartment

Agent Comments

Comparable Properties



11/21 Rockley Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$515,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Apartment



2/2 May Gr SOUTH YARRA 3141 (REI/VG)

Agent Comments

1 1 1

Price: \$515,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Unit



26/124 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$490,000

Method: Private Sale

Date: 12/05/2022

Property Type: Apartment