



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

7/82 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Single price

\$570,000

Median sale price

Median price

\$556,000

House

Unit

X

Suburb

South Yarra

Period - From

01/07/2018

to

30/06/2019

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	5/693 Malvern Rd TOORAK 3142	\$590,000	19/06/2019
2	13/51 Union St WINDSOR 3181	\$586,000	17/08/2019
3	13/16 Kensington Rd SOUTH YARRA 3141	\$537,500	01/06/2019

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$570,000
Median Unit Price
Year ending June 2019: \$556,000

Comparable Properties



5/693 Malvern Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 19/06/2019
Rooms: 4
Property Type: Apartment



13/51 Union St WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$586,000
Method: Auction Sale
Date: 17/08/2019
Rooms: 3
Property Type: Apartment



13/16 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$537,500
Method: Auction Sale
Date: 01/06/2019
Rooms: 4
Property Type: Apartment