

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

6/16a Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between

\$660,000

&

\$680,000

Median sale price

Median price

\$647,900

Property Type

Unit

Suburb

South Yarra

Period - From

01/07/2021

to

30/09/2021

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	12/384 Toorak Rd SOUTH YARRA 3141	\$666,000	20/11/2021
2	12/82 Cromwell Rd SOUTH YARRA 3141	\$700,000	13/10/2021
3	7/46 Darling St SOUTH YARRA 3141	\$700,000	09/09/2021

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:

24/11/2021 10:04

Lauchlan Waterfield
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Indicative Selling Price

\$660,000 - \$680,000

Median Unit Price

September quarter 2021: \$647,900



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/384 Toorak Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$666,000

Method: Private Sale

Date: 20/11/2021

Property Type: Apartment



12/82 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 13/10/2021

Property Type: Apartment



7/46 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 09/09/2021

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525