

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

15/9 Cromwell Road South Yarra VIC 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

2/47 Rockley Road South Yarra VIC 3141	\$680,000	13-Feb-21
12/30 Mona Place South Yarra VIC 3141	\$686,000	27-Feb-21
1/38 Arnold Street South Yarra VIC 3141	\$623,000	19-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 05 March 2021



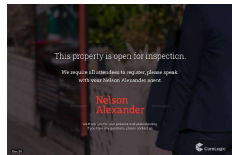
2/47 Rockley Road South Yarra VIC 3141 Sold Price ^{RS} **\$680,000** Sold Date **13-Feb-21**
Distance **1.27km**

2 1 1



12/30 Mona Place South Yarra VIC 3141 Sold Price ^{RS} **\$686,000** Sold Date **27-Feb-21**
Distance **1.6km**

2 1 1



1/38 Arnold Street South Yarra VIC 3141 Sold Price ^{RS} **\$623,000** Sold Date **19-Dec-20**
Distance **2.3km**

2 1 1

RS = Recent sale **UN** = Undisclosed Sale

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