

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

10/16 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

South Yarra

Period-from

01 Dec 2023

to

30 Nov 2024

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

9/16 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$550,000	18-Nov-24
4/32 TIVOLI ROAD SOUTH YARRA VIC 3141	\$520,000	20-Jun-24
4/80 CROMWELL ROAD SOUTH YARRA VIC 3141	\$540,000	02-Jul-24

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: 17 December 2024

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**9/16 KENSINGTON ROAD SOUTH
 YARRA VIC 3141**

 2  1  1

Sold Price

^{RS}

\$550,000

Sold Date

18-Nov-24

Distance

0.74km



**4/32 TIVOLI ROAD SOUTH YARRA
 VIC 3141**

 2  1  1

Sold Price

\$520,000

Sold Date

20-Jun-24

Distance

0.77km



**4/80 CROMWELL ROAD SOUTH
 YARRA VIC 3141**

 2  1  1

Sold Price

\$540,000

Sold Date

02-Jul-24

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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