

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

1/4 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$585,000 Property Type Unit Suburb South Yarra

Period - From 04/08/2022 to 03/08/2023 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	601/72 River St SOUTH YARRA 3141	\$2,025,000	25/04/2023
2	3/391 Toorak Rd SOUTH YARRA 3141	\$2,015,000	03/03/2023
3			

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: 04/08/2023 11:05



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median Unit Price

04/08/2022 - 03/08/2023: \$585,000

Comparable Properties



601/72 River St SOUTH YARRA 3141 (REI)

Agent Comments

2 2 2

Price: \$2,025,000

Method: Private Sale

Date: 25/04/2023

Property Type: Apartment



3/391 Toorak Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

3 2 2

Price: \$2,015,000

Method: Sold Before Auction

Date: 03/03/2023

Property Type: Unit

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.

Account - Marshall White | P: 03 9822 9999