

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

10/19 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

\$382,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

South Yarra

Period-from

01 May 2023

to

30 Apr 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

16/43 KENSINGTON ROAD SOUTH YARRA VIC 3141	\$386,000	22-Dec-23
1/14 WREXHAM ROAD WINDSOR VIC 3181	\$385,000	19-Dec-23
11/276 DOMAIN ROAD SOUTH YARRA VIC 3141	\$410,000	10-Apr-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: 30 May 2024



**16/43 KENSINGTON ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$386,000

Sold Date

22-Dec-23

Distance

0.93km



**1/14 WREXHAM ROAD WINDSOR
VIC 3181**

1 1 1

Sold Price

\$385,000

Sold Date

19-Dec-23

Distance

1.31km



**11/276 DOMAIN ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

\$410,000

Sold Date

10-Apr-24

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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