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

14/48 Cromwell Road, South Yarra Vic 3141

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$564,250	Pro	operty Type	Unit			Suburb	South Yarra
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	7/21 Bruce St TOORAK 3142	\$435,000	21/12/2023
2	12/388 Toorak Rd SOUTH YARRA 3141	\$415,000	14/05/2024
3	8/83 Mathoura Rd TOORAK 3142	\$400,000	26/01/2024

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:

28/05/2024 10:12



14/48 Cromwell Road, South Yarra Vic 3141

BigginScott^{*}

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Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** March quarter 2024: \$564,250

Comparable Properties



7/21 Bruce St TOORAK 3142 (VG)



Price: \$435,000 Method: Sale Date: 21/12/2023 Property Type: Strata Unit/Flat Agent Comments

1960-1970 period apartment, 1 x bedroom, 0.92km from subject property

Main road address, 1 x bed, 1 x bath no car,

12/388 Toorak Rd SOUTH YARRA 3141 (REI)



Price: \$415,000 Method: Private Sale Date: 14/05/2024 Property Type: Unit

8/83 Mathoura Rd TOORAK 3142 (REI/VG)

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Price: \$400.000 Method: Private Sale Date: 26/01/2024 Property Type: Unit

Agent Comments

Agent Comments

0.35km from subject property

Toorak suburb, 1 x bed, 1 x bath, 1 x car, 1970 period apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

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