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

205/15 Cromwell Road, South Yarra Vic 3141

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$880,000		&		\$960,000				
Median sale p	rice								
Median price	\$592,000	Pro	operty Type	Unit			Suburb	South Yarra	
Period - From	01/04/2023	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.

Ad	dress of comparable property	Price	Date of sale
1	93/390 Toorak Rd SOUTH YARRA 3141	\$950,000	03/05/2024
2	202/10 Bond St SOUTH YARRA 3141	\$900,000	02/01/2024
3	1307/1 Almeida Cr SOUTH YARRA 3141	\$878,000	05/12/2023

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:

20/05/2024 17:27









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$880,000 - \$960,000 Median Unit Price Year ending March 2024: \$592,000

Comparable Properties



93/390 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



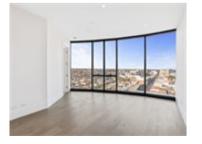
Price: \$950,000 Method: Expression of Interest Date: 03/05/2024 Property Type: Apartment



202/10 Bond St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$900,000 Method: Private Sale Date: 02/01/2024 Property Type: Apartment



1307/1 Almeida Cr SOUTH YARRA 3141 (REI/VG)



Price: \$878,000 Method: Private Sale Date: 05/12/2023 Property Type: Apartment

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455



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Agent Comments