

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 3/36 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

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

Period - From 01/07/2022 to 30/06/2023 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	8/6 Davidson St SOUTH YARRA 3141	\$550,000	05/07/2023
2	20/20 Wynnstay Rd PRAHRAN 3181	\$525,000	15/04/2023
3	6/16 Gertrude St WINDSOR 3181	\$500,000	06/05/2023

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:

22/08/2023 13:33



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending June 2023: \$585,000

Comparable Properties



8/6 Davidson St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 05/07/2023

Property Type: Apartment



20/20 Wynnstey Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$525,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Unit



6/16 Gertrude St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$500,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Apartment

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