

# 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

32a Cromwell Road, South Yarra Vic 3141

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$2,155,000

Property Type

House

Suburb

South Yarra

Period - From

01/04/2023

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	8/21 Park La SOUTH YARRA 3141	\$1,350,000	13/01/2023
2	1/636 Malvern Rd PRAHRAN 3181	\$1,200,000	11/04/2023
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:

24/07/2023 16:50



2 1 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

June quarter 2023: \$2,155,000

## Comparable Properties



**8/21 Park La SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 13/01/2023

**Property Type:** Unit



**1/636 Malvern Rd PRAHRAN 3181 (REI)**

Agent Comments

2 2 1

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 11/04/2023

**Property Type:** Apartment

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 - Jellis Craig | P: 03 9864 5000