

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

4/6 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$603,750 Property Type Unit Suburb South Yarra

Period - From 01/10/2023 to 31/12/2023 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.

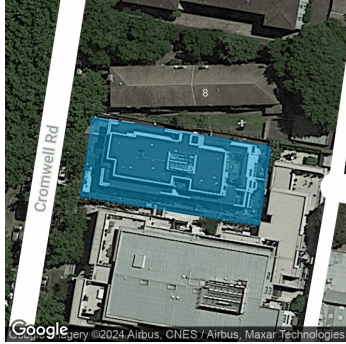
	Address of comparable property	Price	Date of sale
1	511/243 Toorak Rd SOUTH YARRA 3141	\$950,000	04/12/2023
2	202/10 Bond St SOUTH YARRA 3141	\$900,000	02/01/2024
3	2803/35 Malcolm St SOUTH YARRA 3141	\$850,000	17/12/2023

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:

03/02/2024 10:19



2 2 1

Property Type:
Land Size: 753 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
December quarter 2023: \$603,750

Comparable Properties



511/243 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**

2 2 1

Price: \$950,000
Method: Private Sale
Date: 04/12/2023
Property Type: Apartment



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

2 2 1

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



2803/35 Malcolm St SOUTH YARRA 3141 (REI) **Agent Comments**

2 2 1

Price: \$850,000
Method: Private Sale
Date: 17/12/2023
Property Type: Apartment

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