

# 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 56d 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 \$1,900,000 & \$2,000,000

### 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	59 Wilson St SOUTH YARRA 3141	\$2,025,000	27/05/2023
2	56 Powell St SOUTH YARRA 3141	\$1,802,500	03/06/2023
3	70 Moore St SOUTH YARRA 3141	\$1,800,000	11/03/2023

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: 08/08/2023 14:11



3   2   1

**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$1,900,000 - \$2,000,000  
**Median House Price**  
June quarter 2023: \$2,155,000

## Comparable Properties



**59 Wilson St SOUTH YARRA 3141 (REI)**

Agent Comments

3   2   -

**Price:** \$2,025,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House



**56 Powell St SOUTH YARRA 3141 (REI)**

Agent Comments

3   1   -

**Price:** \$1,802,500

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 275 sqm approx



**70 Moore St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 11/03/2023

**Property Type:** House (Res)

**Land Size:** 208 sqm approx

Account - Jellis Craig | P: 03 9864 5000