

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 6/82 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Range between \$600,000 & \$660,000

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	9/2 Gordon Gr SOUTH YARRA 3141	\$660,000	15/11/2023
2	11/27 Avoca St SOUTH YARRA 3141	\$654,500	06/12/2023
3	7/29 Coolullah Av SOUTH YARRA 3141	\$640,000	17/10/2023

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: 21/01/2024 16:41

Richard Nowak
03 9825 7121
0418 383 774
rnowak@rtedgar.com.au



2 -

Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
December quarter 2023: \$603,750

Comparable Properties

9/2 Gordon Gr SOUTH YARRA 3141 (REI/VG) Agent Comments

2 1 1

Price: \$660,000
Method: Private Sale
Date: 15/11/2023
Property Type: Unit



11/27 Avoca St SOUTH YARRA 3141 (REI/VG) Agent Comments

2 1 1

Price: \$654,500
Method: Sold Before Auction
Date: 06/12/2023
Property Type: Apartment



7/29 Coolullah Av SOUTH YARRA 3141 (REI/VG) Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 17/10/2023
Property Type: Unit

Account - RT Edgar | P: 03 9826 1000