

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 7/48 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$449,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb South Yarra

Period - From 24/04/2023

to 23/04/2024

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	17/21 Tintern Av TOORAK 3142	\$440,000	02/12/2023
2	3/2 Douglas St TOORAK 3142	\$428,000	04/12/2023
3	2/74 Canterbury Rd TOORAK 3142	\$425,000	15/11/2023

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:

24/04/2024 10:22



1
 1
 1
 Entitled to 2 parking permits

Indicative Selling Price
 \$449,000
Median Unit Price
 24/04/2023 - 23/04/2024: \$575,000

Property Type: Apartment
Land Size: 52 (approx) sqm approx
 Agent Comments

Comparable Properties



17/21 Tintern Av TOORAK 3142 (REI/VG)

Agent Comments

1
 1
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Price: \$440,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Apartment



3/2 Douglas St TOORAK 3142 (REI/VG)

Agent Comments

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 1
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Price: \$428,000
Method: Private Sale
Date: 04/12/2023
Property Type: Apartment



2/74 Canterbury Rd TOORAK 3142 (REI/VG)

Agent Comments

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 1
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Price: \$425,000
Method: Private Sale
Date: 15/11/2023
Property Type: Apartment

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