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	16 Cromwell Place, South Yarra Vic 3141

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $2,540,000 Property Type House Suburb South Yarra

Period - From 01/01/2021 to 31/12/2021 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	39 Surrey Rd SOUTH YARRA 3141	$1,390,000	08/11/2021
2	71a Alma Rd ST KILDA 3182	$1,385,000	10/10/2021
3	10b Surrey Rd SOUTH YARRA 3141	$1,380,000	05/02/2022

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: 23/02/2022 10:58

16 Cromwell Place, South Yarra Vic 3141



3 2 1

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 101 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending December 2021: $2,540,000

Comparable Properties



39 Surrey Rd SOUTH YARRA 3141 (VG)

3 - -

Price: $1,390,000
Method: Sale
Date: 08/11/2021
Property Type: House - Attached House N.E.C.
Land Size: 202 sqm approx

Agent Comments



71a Alma Rd ST KILDA 3182 (REI/VG)

3 2 1

Price: $1,385,000
Method: Sold Before Auction
Date: 10/10/2021
Property Type: Townhouse (Res)
Land Size: 135 sqm approx

Agent Comments



10b Surrey Rd SOUTH YARRA 3141 (REI)

3 2 2

Price: $1,380,000
Method: Auction Sale
Date: 05/02/2022
Property Type: House (Res)

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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