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

Range between $420,000 & $450,000

Median sale price

Median price $564,250 Property Type Unit Suburb South Yarra

Period - From 01/01/2024 to 31/03/2024 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	1/55 Northcote Rd ARMADALE 3143	$422,500	15/03/2024

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: 21/05/2024 10:21

7/48 Cromwell Road, South Yarra Vic 3141



1	1	Entitled to 2 parking permits

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
March quarter 2024: $564,250

Comparable Properties



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

1 | 1 | -

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

Agent Comments



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

1 | 1 | -

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

Agent Comments



1/55 Northcote Rd ARMADALE 3143 (REI)

1 | 1 | -

Price: $422,500
Method: Private Sale
Date: 15/03/2024
Property Type: Apartment

Agent Comments

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

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