

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

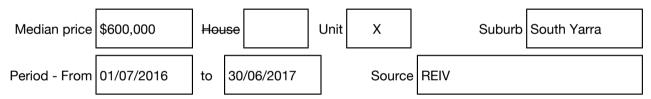
10/20 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$440,000

Median sale price



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	4/2a Burnie St TOORAK 3142	\$431,000	03/06/2017
2	7/85 Caroline St SOUTH YARRA 3141	\$420,000	22/07/2017
3	17/43 Kensington Rd SOUTH YARRA 3141	\$410,000	13/06/2017

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.

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$440,000 Median Unit Price Year ending June 2017: \$600,000

Comparable Properties



4/2a Burnie St TOORAK 3142 (REI/VG)



Price: \$431,000 Method: Auction Sale Date: 03/06/2017 Rooms: 3 Property Type: Apartment Agent Comments



Price: \$420,000 Method: Auction Sale Date: 22/07/2017 Rooms: 3 Property Type: Apartment

1



17/43 Kensington Rd SOUTH YARRA 3141 (REI)

7/85 Caroline St SOUTH YARRA 3141 (REI)

1

6 1



Price: \$410,000 Method: Private Sale Date: 13/06/2017 Rooms: -Property Type: Apartment Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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