

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 5/35 Cromwell Road, South Yarra Vic 3141

Indicative selling price

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

Single price \$2,395,000

Median sale price

Median price \$2,502,500

Property Type House

Suburb South Yarra

Period - From 01/04/2021

to 31/03/2022

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	27 Nicholson St SOUTH YARRA 3141	\$2,372,000	26/03/2022
2	2/62 Mathoura Rd TOORAK 3142	\$2,300,000	12/05/2022
3	56a Tivoli Rd SOUTH YARRA 3141	\$2,200,000	26/03/2022

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:

07/06/2022 10:40



3 2 2

Property Type: Townhouse
(Single)

[Agent Comments](#)

Indicative Selling Price

\$2,395,000

Median House Price

Year ending March 2022: \$2,502,500

Comparable Properties



27 Nicholson St SOUTH YARRA 3141 (REI)

[Agent Comments](#)

3 2 2

Price: \$2,372,000

Method: Auction Sale

Date: 26/03/2022

Property Type: Townhouse (Res)



2/62 Mathoura Rd TOORAK 3142 (REI)

[Agent Comments](#)

2 2 2

Price: \$2,300,000

Method: Private Sale

Date: 12/05/2022

Property Type: Apartment



56a Tivoli Rd SOUTH YARRA 3141 (VG)

[Agent Comments](#)

2 - -

Price: \$2,200,000

Method: Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 150 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897