

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

5/98 Dover Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,350,000

&

\$1,400,000

Median sale price

Median price \$1,375,000

Property Type House

Suburb Cremorne

Period - From 31/03/2020

to

30/03/2021

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.

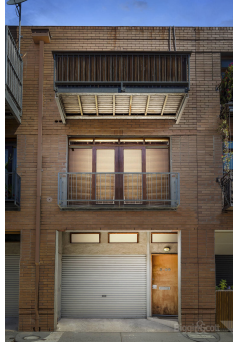
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 264 Burnley St RICHMOND 3121 | \$1,380,000 | 16/02/2021 |
| 2 | 13B Hunter St RICHMOND 3121 | \$1,380,000 | 04/12/2020 |
| 3 | 501/19 Judd St RICHMOND 3121 | \$1,360,000 | 10/12/2020 |

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:

31/03/2021 15:35



3 2 2

Rooms: 5

Property Type: Residential
Warehouse (Res)

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,400,000

Median House Price

31/03/2020 - 30/03/2021: \$1,375,000

Comparable Properties



264 Burnley St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,380,000

Method: Private Sale

Date: 16/02/2021

Property Type: Townhouse (Single)



13B Hunter St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,380,000

Method: Private Sale

Date: 04/12/2020

Property Type: Townhouse (Single)



501/19 Judd St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$1,360,000

Method: Sold Before Auction

Date: 10/12/2020

Property Type: Townhouse (Single)

Land Size: 525 sqm approx