

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 909/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$675,000 & \$725,000

Median sale price

Median price \$637,000 Property Type Unit Suburb Cremorne

Period - From 01/07/2020 to 30/06/2021 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	2307/35 Malcolm St SOUTH YARRA 3141	\$715,000	05/07/2021
2	1005/50 Claremont St SOUTH YARRA 3141	\$720,000	19/06/2021
3	1907/35 Malcolm St SOUTH YARRA 3141	\$665,000	15/06/2021

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: 23/07/2021 13:40



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$675,000 - \$725,000

Median Unit Price

Year ending June 2021: \$637,000

Comparable Properties



2307/35 Malcolm St SOUTH YARRA 3141 (VG) Agent Comments

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Price: \$715,000

Method: Sale

Date: 05/07/2021

Property Type: Strata Unit/Flat



1005/50 Claremont St SOUTH YARRA 3141 (REI) Agent Comments

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Price: \$720,000

Method: Auction Sale

Date: 19/06/2021

Property Type: Apartment



1907/35 Malcolm St SOUTH YARRA 3141 (REI) Agent Comments

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Price: \$665,000

Method: Private Sale

Date: 15/06/2021

Property Type: Apartment