

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

102/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$450,000

&

\$475,000

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	816/31 Grattan St PRAHRAN 3181	\$465,000	22/07/2021
2	103/8 Balmain St CREMORNE 3121	\$425,200	30/06/2021
3	219/253 Bridge Rd RICHMOND 3121	\$422,500	11/08/2021

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:

07/10/2021 09:54



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$475,000
Median Unit Price
Year ending June 2021: \$637,000

Comparable Properties



816/31 Grattan St PRAHRAN 3181 (REI)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 22/07/2021
Property Type: Apartment



103/8 Balmain St CREMORNE 3121 (REI)

Agent Comments



Price: \$425,200
Method: Sold Before Auction
Date: 30/06/2021
Property Type: Unit



219/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments



Price: \$422,500
Method: Private Sale
Date: 11/08/2021
Property Type: Apartment