

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

106 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,415,000 Property Type House 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.

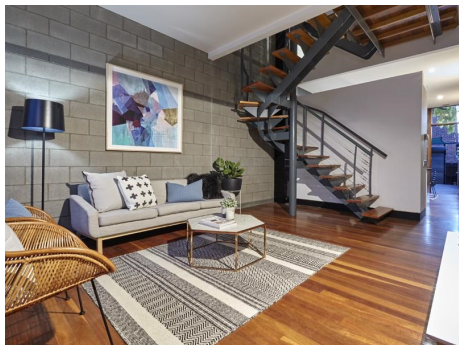
	Address of comparable property	Price	Date of sale
1	22 Reeves Cr RICHMOND 3121	\$1,410,000	12/08/2021
2	5/98 Dover St CREMORNE 3121	\$1,330,000	21/05/2021
3	3b Little Lesney St RICHMOND 3121	\$1,315,000	17/07/2021

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:

27/09/2021 18:05



3 2 1

Rooms: 4
Property Type: House (Res)
Land Size: 100 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 Year ending June 2021: \$1,415,000

Comparable Properties



22 Reeves Cr RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,410,000
Method: Sold Before Auction
Date: 12/08/2021
Property Type: Townhouse (Res)



5/98 Dover St CREMORNE 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$1,330,000
Method: Private Sale
Date: 21/05/2021
Property Type: Townhouse (Single)
Land Size: 57 sqm approx



3b Little Lesney St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$1,315,000
Method: Sold Before Auction
Date: 17/07/2021
Property Type: Townhouse (Res)
Land Size: 65 sqm approx

Account - Biggin & Scott | P: 03 9429 9177