

# 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

6/2 Kipling Street, Cremorne Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$633,500 Property Type Unit Suburb Cremorne

Period - From 12/01/2021 to 11/01/2022 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	10/165 Lennox St RICHMOND 3121	\$740,000	28/09/2021
2	323/253 Bridge Rd RICHMOND 3121	\$660,000	27/09/2021
3			

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: 12/01/2022 13:07



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

12/01/2021 - 11/01/2022: \$633,500

## Comparable Properties



10/165 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$740,000

Method: Sold Before Auction

Date: 28/09/2021

Property Type: Unit

323/253 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 27/09/2021

Property Type: Apartment

Land Size: 1 sqm approx

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.

Account - Biggin & Scott | P: 03 9429 9177