

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

1/18 Kelso Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$672,000 Property Type Unit Suburb Cremorne

Period - From 01/01/2021 to 31/12/2021 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	7/33 Kensington Rd SOUTH YARRA 3141	\$645,000	01/12/2021
2	2/15 Rockley Rd SOUTH YARRA 3141	\$605,000	24/01/2022
3	9/9-11 Adam St BURNLEY 3121	\$583,500	08/12/2021

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:

17/02/2022 12:22



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending December 2021: \$672,000

Comparable Properties



7/33 Kensington Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$645,000
Method: Sold Before Auction
Date: 01/12/2021
Property Type: Unit



2/15 Rockley Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$605,000
Method: Private Sale
Date: 24/01/2022
Property Type: Apartment



9/9-11 Adam St BURNLEY 3121 (REI) Agent Comments



Price: \$583,500
Method: Sold Before Auction
Date: 08/12/2021
Property Type: Apartment