

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

2/58 Chestnut Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$320,000

&

\$340,000

Median sale price

Median price \$770,000

Property Type Unit

Suburb Cremorne

Period - From 01/04/2021

to 31/03/2022

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	25/403 Toorak Rd SOUTH YARRA 3141	\$360,000	29/03/2022
2	7/75 Rowena Pde RICHMOND 3121	\$355,500	05/03/2022
3	12/81 Edinburgh St RICHMOND 3121	\$330,000	29/04/2022

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:

10/05/2022 11:54



1
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Rooms: 2
Property Type: Apartment
Land Size: 569 sqm approx
 Agent Comments

Indicative Selling Price
 \$320,000 - \$340,000
Median Unit Price
 Year ending March 2022: \$770,000

Comparable Properties



25/403 Toorak Rd SOUTH YARRA 3141
 (REI/VG)

Agent Comments

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Price: \$360,000
Method: Private Sale
Date: 29/03/2022
Property Type: Unit
Land Size: 1431 sqm approx



7/75 Rowena Pde RICHMOND 3121 (REI)

Agent Comments

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Price: \$355,500
Method: Private Sale
Date: 05/03/2022
Property Type: Apartment



12/81 Edinburgh St RICHMOND 3121 (REI)

Agent Comments

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 1

Price: \$330,000
Method: Private Sale
Date: 29/04/2022
Property Type: Apartment