

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

4 Wellington Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$1,463,000

Property Type House

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	14/21 Northumberland St COLLINGWOOD 3066	\$2,061,000	18/03/2022
2	923/1 Dyer St RICHMOND 3121	\$2,055,000	30/03/2022
3	2 Hosie St RICHMOND 3121	\$1,950,000	08/03/2022

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:

10/06/2022 12:44



3 3 2

Rooms: 6
Property Type: House /
Townhouse
[Agent Comments](#)

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
Year ending March 2022: \$1,463,000

Comparable Properties



**14/21 Northumberland St COLLINGWOOD
3066 (REI)**

[Agent Comments](#)

3 2 2

Price: \$2,061,000
Method: Private Sale
Date: 18/03/2022
Property Type: House



923/1 Dyer St RICHMOND 3121 (REI)

[Agent Comments](#)

3 2 3

Price: \$2,055,000
Method: Sold Before Auction
Date: 30/03/2022
Property Type: Unit



2 Hosie St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,950,000
Method: Private Sale
Date: 08/03/2022
Property Type: House
Land Size: 221 sqm approx