## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,950,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$1,463,000	Pro	operty Type	Hou	se		Suburb	Cremorne
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ado	dress 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.

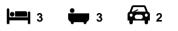
This Statement of Information was prepared on:

10/06/2022 12:44



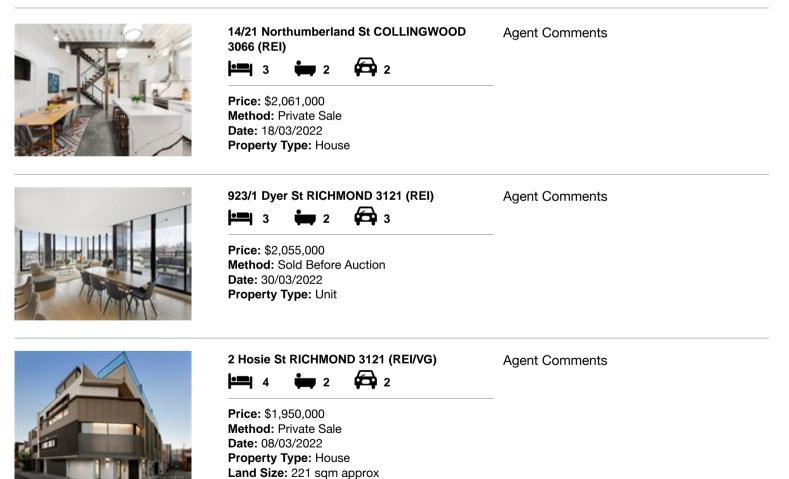






Rooms: 6 Property Type: House / Townhouse Agent Comments Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price Year ending March 2022: \$1,463,000

# **Comparable Properties**



#### Account - Biggin & Scott | P: 03 9426 4000



Property data

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