

# 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 1402/154 Cremorne 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)

Single price \$530,000

### Median sale price\*

Median price \$527,000

Property Type Unit

Suburb Cremorne

Period - From 16/01/2024

to 16/07/2024

Source PDOL

### 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	1003/154 Cremorne St CREMORNE 3121	\$520,000	21/06/2024
2	4/4a Gordon Gr SOUTH YARRA 3141	\$532,500	16/03/2024
3	304/18 Coppin St RICHMOND 3121	\$540,000	22/03/2024

**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:

16/07/2024 15:22

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 9 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

1402/154 Cremorne Street, Cremorne Vic 3121

Daniel Finlayson

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 1  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$530,000

**Median Unit Price \***

16/01/2024 - 16/07/2024: \$527,000

\* Agent calculated median based on 9 sales

This advice does not form part of this SOI \*Important advice about the Median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 9 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.”

## Comparable Properties



**1003/154 Cremorne St CREMORNE 3121 (REI)** Agent Comments

 1  1  1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 21/06/2024

**Property Type:** Apartment



**4/4a Gordon Gr SOUTH YARRA 3141 (REI/VG)** Agent Comments

 1  1  1

**Price:** \$532,500

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Apartment



**304/18 Coppin St RICHMOND 3121 (REI/VG)** Agent Comments

 1  1  1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 22/03/2024

**Property Type:** Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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