

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

3/163-165 CREMORNE STREET CREMORNE VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Cremorne

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

3/18 KELSO STREET CREMORNE VIC 3121	\$366,000	30-Jan-24
213/163-165 CREMORNE STREET CREMORNE VIC 3121	\$420,000	13-Oct-23
204/163-165 CREMORNE STREET CREMORNE VIC 3121	\$420,000	19-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 28 February 2024



**3/18 KELSO STREET CREMORNE
VIC 3121**

1 1 1

Sold Price ^{RS} **\$366,000** ^{UN} Sold Date **30-Jan-24**

Distance **0.22km**



**213/163-165 CREMORNE STREET
CREMORNE VIC 3121**

1 1 1

Sold Price **\$420,000** Sold Date **13-Oct-23**

Distance **0.03km**



**204/163-165 CREMORNE STREET
CREMORNE VIC 3121**

1 1 1

Sold Price Sold Date **19-Sep-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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