

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

8 Cremona Street, Mentone Vic 3194

Indicative selling price

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

Range between \$2,500,000

&

\$2,600,000

Median sale price

Median price \$1,552,500

Property Type House

Suburb Mentone

Period - From 01/04/2021

to 30/06/2021

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	6 Lileura Av BEAUMARIS 3193	\$2,600,000	07/04/2021
2	24 Mariemont Av BEAUMARIS 3193	\$2,525,000	15/05/2021
3			

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:

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Property Type: House
Land Size: 581 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,600,000
Median House Price
June quarter 2021: \$1,552,500

Comparable Properties



6 Lileura Av BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,600,000
Method: Private Sale
Date: 07/04/2021
Property Type: House
Land Size: 639 sqm approx



24 Mariemont Av BEAUMARIS 3193 (REI/VG)

Agent Comments

4 4 6

Price: \$2,525,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 944 sqm approx

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.