

# 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

6A Melrose 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)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,207,500

Property Type House

Suburb Cremorne

Period - From 01/01/2020

to 31/12/2020

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	4/19 Rowena Pde RICHMOND 3121	\$1,265,000	18/02/2021
2	1a Dickens St RICHMOND 3121	\$1,250,000	07/10/2020
3	2/22 Shelley St RICHMOND 3121	\$1,205,000	04/01/2021

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:

01/03/2021 12:56

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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending December 2020: \$1,207,500



2   1   1

**Rooms:** 3

**Property Type:** Townhouse

**Land Size:** 138 sqm approx

Agent Comments

## Comparable Properties



**4/19 Rowena Pde RICHMOND 3121 (REI)**

Agent Comments

2   2   1

**Price:** \$1,265,000

**Method:** Auction Sale

**Date:** 18/02/2021

**Property Type:** Townhouse (Res)



**1a Dickens St RICHMOND 3121 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 07/10/2020

**Property Type:** Townhouse (Res)

**Land Size:** 94 sqm approx



**2/22 Shelley St RICHMOND 3121 (REI)**

Agent Comments

2   2   -

**Price:** \$1,205,000

**Method:** Private Sale

**Date:** 04/01/2021

**Property Type:** Townhouse (Res)

**Land Size:** 2 sqm approx