

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

35 Wellington Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,075,000

&

\$1,180,000

Median sale price

Median price \$1,375,000

Property Type House

Suburb Cremorne

Period - From 01/04/2020

to 31/03/2021

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	44 Lyndhurst St RICHMOND 3121	\$1,120,000	01/05/2021
2	19 Wellington St CREMORNE 3121	\$1,115,000	22/05/2021
3	147 Coppin St RICHMOND 3121	\$1,070,000	17/04/2021

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:

24/05/2021 11:12



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Rooms: 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,075,000 - \$1,180,000

Median House Price

Year ending March 2021: \$1,375,000

Comparable Properties



44 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,120,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)



19 Wellington St CREMORNE 3121 (REI)

Agent Comments

2 1 -

Price: \$1,115,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)



147 Coppin St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,070,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)