

STATEMENT OF INFORMATION

303/163 CREMORNE STREET, CREMORNE, VIC 3121 PREPARED BY JOE BONIFAZIO, THE HOPKINS GROUP, PHONE: 0425859943



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



303/163 CREMORNE STREET, CREMORNE, \(\exists \) 2 \(\oplus \) 2 \(\oplus \) 1

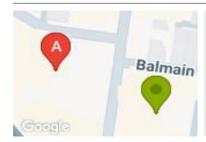
Indicative Selling Price

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

Single Price: \$680,000

Provided by: Joe Bonifazio, The Hopkins Group

MEDIAN SALE PRICE



CREMORNE, VIC, 3121

Suburb Median Sale Price (Unit)

\$595,000

01 October 2023 to 30 September 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



718/154 CREMORNE ST, CREMORNE, VIC 3121 🕮 2 😩 2 🚓 1







Sale Price

\$690,000

Sale Date: 13/09/2024

Distance from Property: 90m





808/154 CREMORNE ST, CREMORNE, VIC 3121 🕮 2 🕒 2







Sale Price

\$700,000

Sale Date: 21/05/2024

Distance from Property: 90m





114/163 CREMORNE ST, CREMORNE, VIC 3121 🕮 2 🕒 1







Sale Price

\$670,000

Sale Date: 05/10/2023

Distance from Property: 0m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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	Address	
Including	suburb and	l
	postcode	l

303/163 CREMORNE STREET, CREMORNE, VIC 3121

Indicative selling price

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

Single Price:	\$680,000
Single Price:	\$680,000

Median sale price

Median price	\$595,000	Property type	Unit	Suburt	CREMORNE
Period	01 October 2023 to 30 September 2024		Source		pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
718/154 CREMORNE ST, CREMORNE, VIC 3121	\$690,000	13/09/2024
808/154 CREMORNE ST, CREMORNE, VIC 3121	\$700,000	21/05/2024
114/163 CREMORNE ST, CREMORNE, VIC 3121	\$670,000	05/10/2023

This Statement of Information was prepared on:

20/11/2024

