

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

602/1 RAILWAY PLACE 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Cremorne

Period-from

01 Mar 2023

to

29 Feb 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

202/1 RAILWAY PLACE CREMORNE VIC 3121	\$595,000	04-Nov-23
302/1 RAILWAY PLACE CREMORNE VIC 3121	\$600,000	10-Sep-22
502/1 RAILWAY PLACE CREMORNE VIC 3121	\$590,000	09-May-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: 06 March 2024



**202/1 RAILWAY PLACE
CREMORNE VIC 3121**

2 1 1

Sold Price **\$595,000** Sold Date **04-Nov-23**

Distance **0km**



**302/1 RAILWAY PLACE
CREMORNE VIC 3121**

2 1 1

Sold Price **\$600,000** Sold Date **10-Sep-22**

Distance **0km**



**502/1 RAILWAY PLACE
CREMORNE VIC 3121**

2 1 1

Sold Price **\$590,000** Sold Date **09-May-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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