Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	304/154 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Median sale price

Median price	\$597,500	Pro	perty Type Ur	it		Suburb	Cremorne
Period - From	01/10/2023	to	30/09/2024	Sc	urce	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

Add	lress of comparable property	Price	Date of sale
1	106/166 Wellington Pde EAST MELBOURNE 3002	\$400,000	31/10/2024
2	206/166 Wellington Pde EAST MELBOURNE 3002	\$403,000	20/09/2024
3	902/154 Cremorne St CREMORNE 3121	\$450,000	03/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/11/2024 13:42



McGrath

Joo Ming (JM) Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$398,000 - \$435,000 Median Unit Price Year ending September 2024: \$597,500

Agent Comments

Agent Comments

Agent Comments



Property Type: Apartment
Agent Comments

Comparable Properties



106/166 Wellington Pde EAST MELBOURNE 3002 (REI)

1

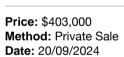
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Price: \$400,000 Method: Private Sale Date: 31/10/2024

Property Type: Apartment

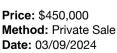
206/166 Wellington Pde EAST MELBOURNE 3002 (REI)



Property Type: Apartment







Date: 03/09/2024 Property Type: Unit

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



