

# 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 304/154 Cremorne 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 \$398,000 & \$435,000

### Median sale price

Median price \$597,500 Property Type Unit Suburb Cremorne

Period - From 01/10/2023 to 30/09/2024 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	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 comparable properties 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

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**Indicative Selling Price**

\$398,000 - \$435,000

**Median Unit Price**

Year ending September 2024: \$597,500



1   1   0

**Property Type:** Apartment

[Agent Comments](#)

## Comparable Properties



**106/166 Wellington Pde EAST MELBOURNE 3002 (REI)**

[Agent Comments](#)

1   1   -

**Price:** \$400,000

**Method:** Private Sale

**Date:** 31/10/2024

**Property Type:** Apartment



**206/166 Wellington Pde EAST MELBOURNE 3002 (REI)**

[Agent Comments](#)

1   1   -

**Price:** \$403,000

**Method:** Private Sale

**Date:** 20/09/2024

**Property Type:** Apartment



**902/154 Cremorne St CREMORNE 3121 (REI/VG)**

[Agent Comments](#)

1   1   -

**Price:** \$450,000

**Method:** Private Sale

**Date:** 03/09/2024

**Property Type:** Unit

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



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