

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

41 White Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,294,000

Property Type House

Suburb Cremorne

Period - From 01/07/2018

to 30/06/2019

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	74 Docker St RICHMOND 3121	\$1,092,000	31/08/2019
2	173 Lord St RICHMOND 3121	\$1,080,000	05/10/2019
3	56 Stawell St RICHMOND 3121	\$965,000	05/08/2019

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:

14/10/2019 15:59



3 2 0

Property Type: House

Land Size: 91 sqm approx

Agent Comments

ICONIC URBAN LIFESTYLE - Unique Victorian, once a Barber shop now a stylish converted residence located in the highly sought Cremorne precinct close to premier attractions, boutiques, shopping, eateries, East Richmond station, CBD, Botanical Gardens and MCG. Offers ent hall, 2 living rooms, updated kitchen with stainless steel appliances, informal meals, 3 double bedrooms, 2 bathrooms, separate laundry, outdoor entertaining deck plus courtyard, polished timber floors, high ceilings, R/C heating and cooling, double glazed windows. Currently leased \$3,476.00 PCM monthly tenancy.

Comparable Properties



74 Docker St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,092,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)



173 Lord St RICHMOND 3121 (REI)

Agent Comments

3 1 -

Price: \$1,080,000

Method: Auction Sale

Date: 05/10/2019

Property Type: House (Res)

Land Size: 161 sqm approx



56 Stawell St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$965,000

Method: Sold Before Auction

Date: 05/08/2019

Property Type: House (Res)

Land Size: 139 sqm approx