

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 604/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Cremorne

Period - From 01/01/2023 to 31/12/2023 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	2004/229 Toorak Rd SOUTH YARRA 3141	\$690,000	09/02/2024
2	82/39 Dorcas St SOUTH MELBOURNE 3205	\$700,000	02/12/2023
3	1104/39 Coventry St SOUTHBANK 3006	\$707,500	30/11/2023

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: 21/02/2024 09:43

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Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

Year ending December 2023: \$710,000



2 2 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



2004/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments

2 2 1

Price: \$690,000

Method: Private Sale

Date: 09/02/2024

Property Type: Apartment



82/39 Dorcas St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

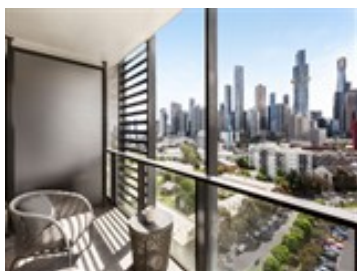
2 2 1

Price: \$700,000

Method: Private Sale

Date: 02/12/2023

Property Type: Apartment



1104/39 Coventry St SOUTHBANK 3006 (REI/VG) Agent Comments

2 2 1

Price: \$707,500

Method: Private Sale

Date: 30/11/2023

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899