

RT Edgar

STATEMENT OF INFORMATION

Apartment offered for sale

225/140-142 Swan Street, Cremorne VIC 3121

Indicative selling price

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

2 Bedroom Apartment	\$ 765,000
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Suburb unit median sale price

Median price		Suburb	Cremorne
Period - From	27 th Jan 2019	to	27 th July 2019
		Source	Realestate.com

Comparable property sales

(Delete option A or B below as applicable, and delete this sentence)

A. These are the details of the three units that RT Edgar (Williamstown) estate agent and (Joanne) consider to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type/class (ie. 1BR Apt)	Address of comparable property	Price	Date of sale
2 Bedroom Apartment	1 906/140 Swan Street, Cremorne	\$780,000	25/05/2019
2 Bedroom Apartment	2 609/140 Swan Street, Cremorne	\$705,000	16/05/2019
2 Bedroom Apartment	3 10/8 Lord Street Cremorne	\$747,500	20/07/2019

This Statement of Information was prepared on

12/08/19