

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 203/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$360,000 & \$380,000

Median sale price

Median price \$601,000 Property Type Unit Suburb Cremorne

Period - From 12/08/2023 to 11/08/2024 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	3/163 Cremorne St CREMORNE 3121	\$360,000	20/04/2024
2	208/8 Balmain St CREMORNE 3121	\$405,000	28/02/2024
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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: 12/08/2024 18:06



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$360,000 - \$380,000

Median Unit Price

12/08/2023 - 11/08/2024: \$601,000

Comparable Properties

3/163 Cremorne St CREMORNE 3121 (VG)

Agent Comments

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Price: \$360,000

Method: Sale

Date: 20/04/2024

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



208/8 Balmain St CREMORNE 3121 (REI/VG)

Agent Comments

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Price: \$405,000

Method: Private Sale

Date: 28/02/2024

Property Type: Unit

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.