

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

201/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$380,000 & \$410,000

Median sale price

Median price \$627,950 Property Type Unit Suburb Cremorne

Period - From 05/10/2020 to 04/10/2021 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	402/154 Cremorne St CREMORNE 3121	\$462,000	21/06/2021
2	103/8 Balmain St CREMORNE 3121	\$425,200	30/06/2021
3	4/3 Davidson St SOUTH YARRA 3141	\$415,000	26/04/2021

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:

05/10/2021 12:00



 1  1  1

Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$410,000

Median Unit Price

05/10/2020 - 04/10/2021: \$627,950

Comparable Properties

402/154 Cremorne St CREMORNE 3121 (VG)

 1  -  -

Price: \$462,000

Method: Sale

Date: 21/06/2021

Property Type: Strata Unit/Flat

Agent Comments

In same street as subject property however - is brand new, in better condition on a higher level



103/8 Balmain St CREMORNE 3121 (REI)

 1  1  1

Price: \$425,200

Method: Sold Before Auction

Date: 30/06/2021

Property Type: Unit

Agent Comments

Similar Property to subject property with a nicer outlook and more natural sunlight and in better condition



4/3 Davidson St SOUTH YARRA 3141 (VG)

 1  -  -

Price: \$415,000

Method: Sale

Date: 26/04/2021

Property Type: Strata Unit/Flat

Agent Comments

Older Property than subject property in smaller complex, in a slightly better location and fresh renovation

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199