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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$380,000		&		\$410,000			
Median sale p	rice							
Median price	\$627,950	Pro	operty Type	Unit			Suburb	Cremorne
Period - From	05/10/2020	to	04/10/2021		So	urce	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.

Ade	Address of comparable property		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







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	4 Cremorne S	St CREMORNE 3121 (Vo	G)
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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)

4/3 Davidson St SOUTH YARRA 3141 (VG)



1

Price: \$415.000 Method: Sale Date: 26/04/2021

Price: \$425,200

Agent Comments

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



Method: Sold Before Auction Date: 30/06/2021 Property Type: Unit

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





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