

# 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

801/163 Cremorne Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$620,000

### Median sale price

Median price \$525,000 Property Type Unit Suburb Richmond

Period - From 01/04/2020 to 30/06/2020 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 | 801/450 St Kilda Rd MELBOURNE 3004     | \$615,000 | 15/06/2020   |
| 2 | 1509/50 Albert Rd SOUTH MELBOURNE 3205 | \$605,000 | 04/08/2020   |
| 3 | 215/8 Daly St SOUTH YARRA 3141         | \$590,000 | 27/04/2020   |

**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:

02/10/2020 13:43

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**Indicative Selling Price**

\$590,000 - \$620,000

**Median Unit Price**

June quarter 2020: \$525,000



**Property Type:**

Agent Comments

## Comparable Properties



**801/450 St Kilda Rd MELBOURNE 3004 (REI/VG)**

Agent Comments



**Price:** \$615,000

**Method:** Private Sale

**Date:** 15/06/2020

**Property Type:** Apartment



**1509/50 Albert Rd SOUTH MELBOURNE 3205 (REI)**

Agent Comments



**Price:** \$605,000

**Method:** Private Sale

**Date:** 04/08/2020

**Property Type:** Apartment



**215/8 Daly St SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 27/04/2020

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 3040 sqm approx