

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

706/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Cremorne

Period - From

01/07/2022

to

30/06/2023

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	302/36-38 Darling St SOUTH YARRA 3141	\$485,000	03/06/2023
2	16/12 Howard St RICHMOND 3121	\$475,000	07/03/2023
3	213/657 Chapel St SOUTH YARRA 3141	\$461,000	02/05/2023

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:

14/08/2023 13:58



1
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$480,000

Median Unit Price

Year ending June 2023: \$820,000

Comparable Properties



302/36-38 Darling St SOUTH YARRA 3141 (REI) **Agent Comments**

1
 1
 1

Price: \$485,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit



16/12 Howard St RICHMOND 3121 (REI/VG) **Agent Comments**

1
 1
 1

Price: \$475,000

Method: Private Sale

Date: 07/03/2023

Property Type: Unit



213/657 Chapel St SOUTH YARRA 3141 (REI/VG) **Agent Comments**

1
 1
 1

Price: \$461,000

Method: Private Sale

Date: 02/05/2023

Property Type: Unit