

# 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

47 Green Street, Cremorne 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 \$950,000

&

\$1,045,000

### Median sale price

Median price \$1,294,000

Property Type House

Suburb Cremorne

Period - From 01/07/2018

to 30/06/2019

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	52 Somerset St RICHMOND 3121	\$985,000	25/05/2019
2	11 Mary St RICHMOND 3121	\$970,000	02/07/2019
3	56 Stawell St RICHMOND 3121	\$965,000	05/08/2019

**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:

02/10/2019 09:27



2 1 1

**Rooms:** 3

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 122 sqm approx

Agent Comments

## Comparable Properties



**52 Somerset St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$985,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Property Type:** House (Res)

**Land Size:** 113 sqm approx



**11 Mary St RICHMOND 3121 (VG)**

Agent Comments

2 - -

**Price:** \$970,000

**Method:** Sale

**Date:** 02/07/2019

**Property Type:** House (Res)

**Land Size:** 143 sqm approx

**56 Stawell St RICHMOND 3121 (REI)**

Agent Comments

2 1 1

**Price:** \$965,000

**Method:** Sold Before Auction

**Date:** 05/08/2019

**Property Type:** House (Res)

**Land Size:** 139 sqm approx