

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

108 Cubitt Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,375,000 Property Type House Suburb Cremorne

Period - From 01/04/2020 to 31/03/2021 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	3 Bendigo St RICHMOND 3121	\$1,170,000	09/12/2020
2	200 Coppin St RICHMOND 3121	\$1,250,000	10/04/2021
3	46 Lord St RICHMOND 3121	\$1,275,000	30/01/2021

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:

20/05/2021 15:10

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

Year ending March 2021: \$1,375,000



Property Type: House (Res)

Land Size: 122 sqm approx

Agent Comments

Comparable Properties



3 Bendigo St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,170,000

Method: Private Sale

Date: 09/12/2020

Property Type: House

Land Size: 120 sqm approx



200 Coppin St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 10/04/2021

Property Type: House (Res)

Land Size: 159 sqm approx



46 Lord St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$1,275,000

Method: Auction Sale

Date: 30/01/2021

Property Type: House (Res)

Land Size: 192 sqm approx