

RT Edgar

STATEMENT OF INFORMATION

30 July 2018

Property offered for sale

801/140 Swan Street Cremorne VIC 3121

Indicative selling price

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

Range
between \$820,000 & \$890,000

Median sale price

Median price	\$440,000	House	Unit	X	Suburb	Cremorne
Period - From	01/07/2017	to	30/06/2018	Source	REIV	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Dean Allsop consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4/13 Somerset St RICHMOND 3121	\$876,000	05/05/2018
2 1103/800 Chapel St SOUTH YARRA 3141	\$850,000	28/03/2018
3 21/384 Toorak rd SOUTH YARRA3141	\$820,000	03/03/2018