

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

510/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Cremorne

Period - From

24/01/2021

to

23/01/2022

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	710/163 Cremorne St CREMORNE 3121	\$700,000	03/10/2021
2	219/33 Judd St RICHMOND 3121	\$710,000	04/09/2021
3	17/200 Brighton St RICHMOND 3121	\$745,000	14/08/2021

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:

24/01/2022 16:50

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

24/01/2021 - 23/01/2022: \$630,000



2 2 2

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



710/163 Cremorne St CREMORNE 3121 (VG)

Agent Comments

2 - -

Price: \$700,000

Method: Sale

Date: 03/10/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



219/33 Judd St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$710,000

Method: Private Sale

Date: 04/09/2021

Property Type: Apartment



17/200 Brighton St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 2

Price: \$745,000

Method: Auction Sale

Date: 14/08/2021

Property Type: Unit

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