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	31 Kelso Street, Cremorne Vic 3121

Indicative selling price

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

Single price: $1,470,000

Median sale price

Median price: $1,500,000 Property Type: House Suburb: Cremorne

Period - From: 01/01/2021 to: 31/12/2021 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	1 Hollick St, Richmond, Vic 3121, Australia	$1,575,000	13/11/2021
2	81 Erin St RICHMOND 3121	$1,560,000	30/10/2021
3	66 Fraser St RICHMOND 3121	$1,485,000	16/10/2021

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: 16/03/2022 15:21

31 Kelso Street, Cremorne Vic 3121



3 1 0

Property Type: House
Land Size: 220 sqm approx

Agent Comments

Indicative Selling Price
$1,470,000
Median House Price
Year ending December 2021: $1,500,000

Comparable Properties

1 Hollick St, Richmond, Vic 3121, Australia (REI)

3 1 1

Price: $1,575,000
Method:
Date: 13/11/2021
Property Type: House

Agent Comments



81 Erin St RICHMOND 3121 (REI/VG)

2 1 -

Price: $1,560,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 192 sqm approx

Agent Comments



66 Fraser St RICHMOND 3121 (REI/VG)

2 1 -

Price: $1,485,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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