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	148 Cubitt Street, Cremorne Vic 3121

Indicative selling price

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

Single price $1,030,000

Median sale price

Median price $1,463,000 Property Type House Suburb Cremorne

Period - From 01/04/2021 to 31/03/2022 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	38 Canterbury St RICHMOND 3121	$1,050,000	02/02/2022
2	39 Glass St RICHMOND 3121	$980,000	30/03/2022
3	3 Newlands St RICHMOND 3121	$960,000	20/05/2022

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: 27/06/2022 09:00

148 Cubitt Street, Cremorne Vic 3121



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,030,000
Median House Price
Year ending March 2022: $1,463,000

Comparable Properties

38 Canterbury St RICHMOND 3121 (VG)

2 - -

Price: $1,050,000
Method: Sale
Date: 02/02/2022
Property Type: House (Res)
Land Size: 170 sqm approx

Agent Comments



39 Glass St RICHMOND 3121 (REI)

2 1 -

Price: $980,000
Method: Private Sale
Date: 30/03/2022
Property Type: House

Agent Comments



3 Newlands St RICHMOND 3121 (REI)

2 1 -

Price: $960,000
Method: Private Sale
Date: 20/05/2022
Property Type: House

Agent Comments

Account - Biggin & Scott | P: 03 9426 4000

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