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	56 Wellington Street, Cremorne Vic 3121

Indicative selling price

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

Single price $1,850,000

Median sale price

Median price $1,250,000 Property Type House Suburb Cremorne

Period - From 01/04/2022 to 31/03/2023 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.

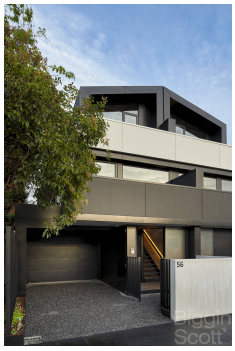
	Address of comparable property	Price	Date of sale
1	4 Bosisto St RICHMOND 3121	$1,900,000	17/12/2022
2	16 Cameron St RICHMOND 3121	$1,770,000	06/05/2023
3	1c Huckerby St CREMORNE 3121	$1,700,000	03/05/2023

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: 13/06/2023 15:50

56 Wellington Street, Cremorne Vic 3121



3 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,850,000
Median House Price
Year ending March 2023: $1,250,000

Comparable Properties



4 Bosisto St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,900,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)
Land Size: 168 sqm approx

Agent Comments



16 Cameron St RICHMOND 3121 (REI)

3 3 1

Price: $1,770,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Townhouse (Res)

Agent Comments



1c Huckerby St CREMORNE 3121 (REI/VG)

3 3 2

Price: $1,700,000
Method: Private Sale
Date: 03/05/2023
Property Type: Townhouse (Res)
Land Size: 538 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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