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	19/133 Cubitt Street, Cremorne Vic 3121

Indicative selling price

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

Range between $1,000,000 & $1,050,000

Median sale price

Median price $825,000 Property Type Unit 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	193 Dover St CREMORNE 3121	$1,005,000	08/01/2023
2	13/333 Church St RICHMOND 3121	$970,000	29/12/2022
3			

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: 29/05/2023 08:47

19/133 Cubitt Street, Cremorne Vic 3121



3 2 0

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price
$1,000,000 - $1,050,000
Median Unit Price
Year ending March 2023: $825,000

Comparable Properties



193 Dover St CREMORNE 3121 (REI/VG)

3 1 1

Price: $1,005,000
Method: Private Sale
Date: 08/01/2023
Property Type: House (Res)
Land Size: 162 sqm approx

Agent Comments



13/333 Church St RICHMOND 3121 (REI/VG)

3 2 1

Price: $970,000
Method: Private Sale
Date: 29/12/2022
Property Type: House

Agent Comments

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.

Account - BigginScott | P: 03 9426 4000

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