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<br>Including suburb and postcode | 1 Walnut 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 $1,480,000 Property Type House Suburb Cremorne

Period - From 01/04/2023 to 30/06/2023 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 | 56 Wellington St CREMORNE 3121 | $1,900,000 | 24/06/2023 |
| 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: 02/08/2023 17:13




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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$1,850,000
**Median House Price**
June quarter 2023: $1,480,000

# Comparable Properties



**56 Wellington St CREMORNE 3121 (REI)**

3 3 2

**Price:** $1,900,000
**Method:** Auction Sale
**Date:** 24/06/2023
**Property Type:** House (Res)

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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