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	803/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $820,000 Property Type Unit Suburb Cremorne

Period - From 01/07/2022 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	204/5 Kennedy Av RICHMOND 3121	$745,000	07/08/2023
2	315/38 Bank St SOUTH MELBOURNE 3205	$711,500	07/07/2023
3	1011/32 Bray St SOUTH YARRA 3141	$703,000	31/08/2023

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: 16/09/2023 08:31

803/163 Cremorne Street, Cremorne Vic 3121



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
Year ending June 2023: $820,000

Comparable Properties



204/5 Kennedy Av RICHMOND 3121 (REI/VG)

2 1 1

Price: $745,000
Method: Sold Before Auction
Date: 07/08/2023
Property Type: Apartment

Agent Comments



315/38 Bank St SOUTH MELBOURNE 3205 (REI/VG)

2 2 1

Price: $711,500
Method: Private Sale
Date: 07/07/2023
Property Type: Apartment

Agent Comments



1011/32 Bray St SOUTH YARRA 3141 (REI)

2 2 1

Price: $703,000
Method: Private Sale
Date: 31/08/2023
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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