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 | 5/98 Dover Street, Cremorne Vic 3121 |

## Indicative selling price

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

Range between $1,300,000 & $1,400,000

## Median sale price

Median price $1,207,500 Property Type House Suburb Cremorne

Period - From 01/01/2020 to 31/12/2020 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 | 264 Burnley St RICHMOND 3121 | $1,380,000 | 16/02/2021 |
| 2 | 110 Cremorne St CREMORNE 3121 | $1,320,000 | 02/03/2021 |
| 3 | 8 Laity St RICHMOND 3121 | $1,316,000 | 20/03/2021 |

**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: 15/04/2021 13:00

# 5/98 Dover Street, Cremorne Vic 3121



3 2 2

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$1,300,000 - $1,400,000
**Median House Price**
Year ending December 2020: $1,207,500

## Comparable Properties



**264 Burnley St RICHMOND 3121 (REI)**

3 2 1

**Price:** $1,380,000
**Method:** Private Sale
**Date:** 16/02/2021
**Property Type:** Townhouse (Single)

Agent Comments



**110 Cremorne St CREMORNE 3121 (REI)**

3 1 1

**Price:** $1,320,000
**Method:** Sold Before Auction
**Date:** 02/03/2021
**Property Type:** Townhouse (Res)

Agent Comments



**8 Laity St RICHMOND 3121 (REI)**

3 2 1

**Price:** $1,316,000
**Method:** Auction Sale
**Date:** 20/03/2021
**Property Type:** House (Res)
**Land Size:** 132 sqm approx

Agent Comments

**Account** - Biggin & Scott | P: 03 9429 9177

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.