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	712/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between $420,000 & $440,000

Median sale price

Median price $670,000 Property Type Unit Suburb Cremorne

Period - From 04/04/2023 to 03/04/2024 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	103/205 Burnley St RICHMOND 3121	$440,000	06/03/2024
2	104/8 Howard St RICHMOND 3121	$440,000	20/11/2023
3	313/77 River St SOUTH YARRA 3141	$427,500	22/02/2024

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: 04/04/2024 08:51

712/163 Cremorne Street, Cremorne Vic 3121



1 -

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Indicative Selling Price
$420,000 - $440,000
Median Unit Price
04/04/2023 - 03/04/2024: $670,000

Comparable Properties



103/205 Burnley St RICHMOND 3121 (REI)

1 1 1

Price: $440,000
Method: Private Sale
Date: 06/03/2024
Property Type: Unit

Agent Comments



104/8 Howard St RICHMOND 3121 (REI/VG)

1 1 1

Price: $440,000
Method: Private Sale
Date: 20/11/2023
Property Type: Apartment

Agent Comments



313/77 River St SOUTH YARRA 3141 (REI)

1 1 1

Price: $427,500
Method: Sold Before Auction
Date: 22/02/2024
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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