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	5 Adelaide Street, Cremorne Vic 3121

Indicative selling price

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

Single price $1,350,000

Median sale price

Median price $1,325,000 Property Type House Suburb Cremorne

Period - From 01/04/2023 to 31/03/2024 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	16 Balmain St CREMORNE 3121	$1,375,000	05/03/2024
2	44a Parkville St BURNLEY 3121	$1,356,000	17/02/2024
3	66 Chestnut St CREMORNE 3121	$1,325,000	13/12/2023

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: 06/05/2024 14:13

5 Adelaide Street, Cremorne Vic 3121



2 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,350,000
Median House Price
Year ending March 2024: $1,325,000

Comparable Properties



16 Balmain St CREMORNE 3121 (REI/VG)

3 2 3

Price: $1,375,000
Method: Private Sale
Date: 05/03/2024
Property Type: Townhouse (Res)

Agent Comments



44a Parkville St BURNLEY 3121 (REI/VG)

2 2 1

Price: $1,356,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)

Agent Comments



66 Chestnut St CREMORNE 3121 (REI/VG)

2 2 3

Price: $1,325,000
Method: Private Sale
Date: 13/12/2023
Property Type: House

Agent Comments

Account - BigginScott | P: 03 9426 4000

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