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	88 Wellington Street, Cremorne Vic 3121

Indicative selling price

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

Single price $1,400,000

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	32 Richmond Tce RICHMOND 3121	$1,375,000	06/04/2024
2	61 Tanner St RICHMOND 3121	$1,260,000	14/12/2023
3	93 Wellington St CREMORNE 3121	$1,251,000	24/02/2024

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: 11/06/2024 08:37

88 Wellington Street, Cremorne Vic 3121



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Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000
Median House Price
Year ending March 2024: $1,325,000

Comparable Properties



32 Richmond Tce RICHMOND 3121 (REI/VG)

2 1 1

Price: $1,375,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 168 sqm approx

Agent Comments



61 Tanner St RICHMOND 3121 (REI/VG)

2 1 1

Price: $1,260,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 125 sqm approx

Agent Comments



93 Wellington St CREMORNE 3121 (REI/VG)

2 1 1

Price: $1,251,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 143 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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