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	314/381 Punt Road, Cremorne Vic 3121

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

Median price $600,000 Property Type Unit Suburb Cremorne

Period - From 22/01/2024 to 21/01/2025 Source Property Data

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	101/27 Dickmann St RICHMOND 3121	$620,000	24/12/2024
2	107/115 Church St RICHMOND 3121	$640,000	17/12/2024
3	101/18 Hull St RICHMOND 3121	$699,000	16/12/2024

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: 22/01/2025 16:11

314/381 Punt Road, Cremorne Vic 3121



Property Type: House (Res)
Land Size: 1953 sqm approx

Agent Comments

Indicative Selling Price
$640,000 - $680,000
Median Unit Price
22/01/2024 - 21/01/2025: $600,000

Comparable Properties



101/27 Dickmann St RICHMOND 3121 (REI)

2 | 2 | 1

Price: $620,000
Method: Private Sale
Date: 24/12/2024
Property Type: Apartment

Agent Comments



107/115 Church St RICHMOND 3121 (REI)

2 | 2 | 1

Price: $640,000
Method: Private Sale
Date: 17/12/2024
Property Type: Apartment

Agent Comments



101/18 Hull St RICHMOND 3121 (REI)

2 | 2 | 1

Price: $699,000
Method: Private Sale
Date: 16/12/2024
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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