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	809/154 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $600,000 Property Type Unit Suburb Cremorne

Period - From 18/09/2023 to 17/09/2024 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	1301/661 Chapel St SOUTH YARRA 3141	$1,250,000	15/07/2024
2	222/499 St Kilda Rd MELBOURNE 3004	$1,200,000	15/07/2024
3	906/800 Chapel St SOUTH YARRA 3141	$1,000,000	09/05/2024

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: 18/09/2024 16:06

809/154 Cremorne Street, Cremorne Vic 3121



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Property Type:
Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
18/09/2023 - 17/09/2024: $600,000

Comparable Properties



1301/661 Chapel St SOUTH YARRA 3141 (REI)

2 2 1

Agent Comments

Price: $1,250,000
Method: Private Sale
Date: 15/07/2024
Property Type: Unit



222/499 St Kilda Rd MELBOURNE 3004 (REI)

2 2 2

Agent Comments

Price: $1,200,000
Method: Private Sale
Date: 15/07/2024
Property Type: Apartment



906/800 Chapel St SOUTH YARRA 3141 (REI/VG)

2 2 2

Agent Comments

Price: $1,000,000
Method: Sold Before Auction
Date: 09/05/2024
Property Type: Unit

Account - BigginScott | P: 03 9426 4000

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