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<br>Including suburb and postcode | 33 Green Street, Cremorne Vic 3121 |

## Indicative selling price

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

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

## Median sale price

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

Period - From 01/07/2023 to 30/06/2024 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 | 22 Wrede Pl RICHMOND 3121 | $1,150,000 | 31/07/2024 |
| 2 | 34 Durham St RICHMOND 3121 | $1,200,000 | 13/07/2024 |
| 3 | 182 Brighton St RICHMOND 3121 | $1,115,000 | 11/05/2024 |

**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: 19/09/2024 15:25



2 1 0

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median House Price**
Year ending June 2024: $1,325,000

# Comparable Properties



**22 Wrede Pl RICHMOND 3121 (REI)**

2 1 1

**Price:** $1,150,000
**Method:** Sold Before Auction
**Date:** 31/07/2024
**Property Type:** House (Res)

Agent Comments



**34 Durham St RICHMOND 3121 (REI/VG)**

2 1 -

**Price:** $1,200,000
**Method:** Auction Sale
**Date:** 13/07/2024
**Property Type:** House (Res)
**Land Size:** 160 sqm approx

Agent Comments



**182 Brighton St RICHMOND 3121 (REI/VG)**

2 1 -

**Price:** $1,115,000
**Method:** Auction Sale
**Date:** 11/05/2024
**Property Type:** House (Res)
**Land Size:** 126 sqm approx

Agent Comments



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