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	119 Dover Street, Cremorne Vic 3121

Indicative selling price

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

Range between $1,300,000 & $1,350,000

Median sale price

Median price $1,365,000 Property Type House Suburb Cremorne

Period - From 01/01/2022 to 31/12/2022 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	45 Docker St RICHMOND 3121	$1,360,000	09/12/2022
2	141 Surrey Rd.N SOUTH YARRA 3141	$1,300,000	10/09/2022
3			

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: 06/03/2023 16:20

119 Dover Street, Cremorne Vic 3121



3 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,300,000 - $1,350,000
Median House Price
Year ending December 2022: $1,365,000

Comparable Properties



45 Docker St RICHMOND 3121 (REI/VG)

3 1 -

Price: $1,360,000
Method: Private Sale
Date: 09/12/2022
Property Type: House
Land Size: 166 sqm approx

Agent Comments



141 Surrey Rd.N SOUTH YARRA 3141 (REI)

3 1 -

Price: $1,300,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)

Agent Comments

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.

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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