

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

1 Gough Place, Cremorne Vic 3121

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

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	222 Lennox St RICHMOND 3121	\$2,175,000	27/04/2024
2	246 Burnley St RICHMOND 3121	\$2,045,000	11/05/2024
3	9a Rotherwood St RICHMOND 3121	\$1,950,000	03/03/2024

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:

21/05/2024 10:58



Property Type: House

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending March 2024: \$1,325,000

Comparable Properties



222 Lennox St RICHMOND 3121 (REI)

Agent Comments



Price: \$2,175,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)



246 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$2,045,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 156 sqm approx



9a Rotherwood St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,950,000

Method: Private Sale

Date: 03/03/2024

Property Type: House (Res)

Account - BigginScott | P: 03 9426 4000