

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

110/381 Punt Road, Cremorne Vic 3121

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Cremorne

Period - From 18/08/2022

to 17/08/2023

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.

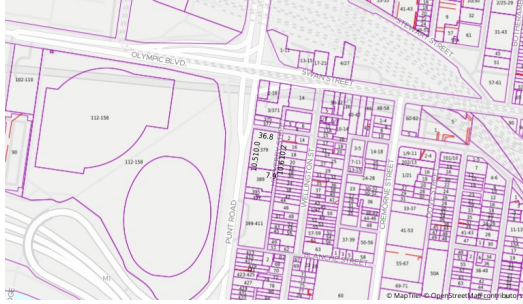
	Address of comparable property	Price	Date of sale
1	9/190 Lennox St RICHMOND 3121	\$590,000	17/03/2023
2	6/30 Tanner St RICHMOND 3121	\$557,000	24/06/2023
3	407/18 Tanner St RICHMOND 3121	\$530,000	29/04/2023

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:

18/08/2023 08:15



Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit

Agent Comments

Indicative Selling Price

\$595,000

Median Unit Price

18/08/2022 - 17/08/2023: \$750,000

Comparable Properties



9/190 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$590,000

Method: Sold Before Auction

Date: 17/03/2023

Property Type: Apartment



6/30 Tanner St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$557,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Apartment



407/18 Tanner St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 29/04/2023

Property Type: Unit

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