

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

12 Melrose Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Cremorne

Period - From 01/04/2022 to 31/03/2023 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	71 Duke St RICHMOND 3121	\$1,400,000	08/06/2023
2	44 Freeman St RICHMOND 3121	\$1,358,000	20/03/2023
3	4/118 Brighton St RICHMOND 3121	\$1,265,000	17/03/2023

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:

03/07/2023 10:58



 3  2  2

Rooms: 4
Property Type: House (Res)
Land Size: 120 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending March 2023: \$1,250,000

Comparable Properties



71 Duke St RICHMOND 3121 (REI)

Agent Comments

 3  3  1

Price: \$1,400,000
Method: Sold Before Auction
Date: 08/06/2023
Property Type: Townhouse (Res)



44 Freeman St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,358,000
Method: Private Sale
Date: 20/03/2023
Property Type: House
Land Size: 410 sqm approx



4/118 Brighton St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,265,000
Method: Sold Before Auction
Date: 17/03/2023
Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000