

# 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

18 Jessie Street, Cremorne Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$1,480,000 Property Type House Suburb Cremorne

Period - From 01/04/2023 to 30/06/2023 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.

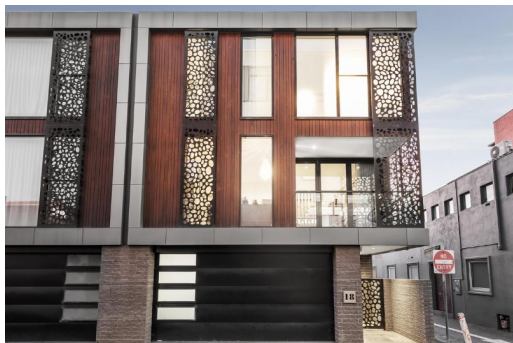
	Address of comparable property	Price	Date of sale
1	3/2a Montgomery St RICHMOND 3121	\$2,325,000	15/05/2023
2	43 Bendigo St RICHMOND 3121	\$2,262,500	23/05/2023
3	10 Somerset St RICHMOND 3121	\$2,200,000	26/02/2023

**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:

31/07/2023 11:23



3   2   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
June quarter 2023: \$1,480,000

## Comparable Properties



**3/2a Montgomery St RICHMOND 3121 (REI)**

Agent Comments

3   3   2

**Price:** \$2,325,000

**Method:** Sold Before Auction

**Date:** 15/05/2023

**Property Type:** Townhouse (Res)



**43 Bendigo St RICHMOND 3121 (REI/VG)**

Agent Comments

3   2   4

**Price:** \$2,262,500

**Method:** Private Sale

**Date:** 23/05/2023

**Property Type:** House

**Land Size:** 147 sqm approx



**10 Somerset St RICHMOND 3121 (REI)**

Agent Comments

3   2   2

**Price:** \$2,200,000

**Method:** Sold Before Auction

**Date:** 26/02/2023

**Property Type:** House (Res)

Account - Jellis Craig | P: 03 9864 5000