

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

204/381 PUNT ROAD CREMORNE VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Cremorne

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

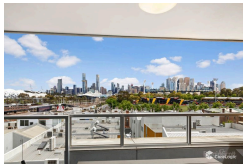
Date of sale

407/18 TANNER STREET RICHMOND VIC 3121	\$530,000	29-Apr-23
6/30 TANNER STREET RICHMOND VIC 3121	\$557,000	24-Jun-23
1005/140 SWAN STREET CREMORNE VIC 3121	\$480,000	15-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 05 January 2024



**407/18 TANNER STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$530,000** Sold Date **29-Apr-23**

Distance **0.28km**



**6/30 TANNER STREET RICHMOND
VIC 3121**

1 1 1

Sold Price **\$557,000** Sold Date **24-Jun-23**

Distance **0.36km**



**1005/140 SWAN STREET
CREMORNE VIC 3121**

1 1 1

Sold Price ^{RS} **\$480,000** Sold Date **15-Nov-23**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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