

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

417 Punt Road, Cremorne Vic 3121

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,166,500 Property Type House Suburb Cremorne

Period - From 01/10/2023 to 31/12/2023 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	101 Coppin St RICHMOND 3121	\$998,000	18/01/2024
2	47 Balmain St CREMORNE 3121	\$970,000	09/11/2023
3	65 Brighton St RICHMOND 3121	\$950,000	14/10/2023

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:

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Property Type: House (Previously Occupied - Detached)
Land Size: 220 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 December quarter 2023: \$1,166,500

Comparable Properties



101 Coppin St RICHMOND 3121 (REI)

Agent Comments



Price: \$998,000
Method: Auction Sale
Date: 18/01/2024
Property Type: House (Res)
Land Size: 210 sqm approx



47 Balmain St CREMORNE 3121 (REI/VG)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 114 sqm approx



65 Brighton St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)

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