Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 417 Punt Road, Cremorne Vic 3121

Indicative selling price

For the meaning	of this price see	consur	mer.vic.go	v.au/	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$1,166,500	Prope	Property Type Ho		lse		Suburb	Cremorne
Period - From	01/10/2023	to 3 ⁻	1/12/2023		So	urce	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.

Ado	dress 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:

07/03/2024 15:12



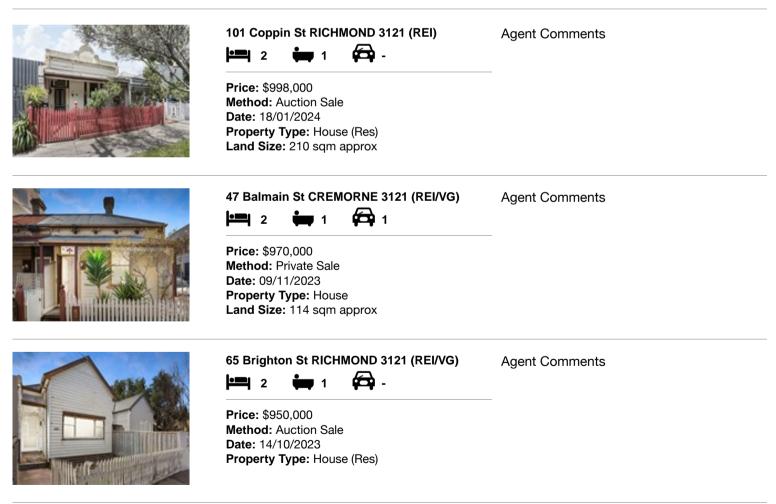






Property Type: House (Previously Occupied - Detached) Land Size: 220 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price December quarter 2023: \$1,166,500

Comparable Properties



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