

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 5 Adelaide Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$880,000 Property Type Townhouse Suburb Cremorne

Period - From 22/03/2023 to 21/03/2024 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	16 Balmain St CREMORNE 3121	\$1,375,000	05/03/2024
2	44a Parkville St BURNLEY 3121	\$1,356,000	17/02/2024
3	66 Chestnut St CREMORNE 3121	\$1,325,000	13/12/2023

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: 22/03/2024 12:28



2 2 1

Rooms: 4
Property Type: Townhouse (Res)
Land Size: 90 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median Townhouse Price
22/03/2023 - 21/03/2024: \$880,000

Comparable Properties



16 Balmain St CREMORNE 3121 (REI)

Agent Comments

3 2 3

Price: \$1,375,000
Method: Private Sale
Date: 05/03/2024
Property Type: Townhouse (Res)



44a Parkville St BURNLEY 3121 (REI)

Agent Comments

2 2 1

Price: \$1,356,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)



66 Chestnut St CREMORNE 3121 (REI/VG)

Agent Comments

2 2 3

Price: \$1,325,000
Method: Private Sale
Date: 13/12/2023
Property Type: House

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