

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

66 Chestnut Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,400,000 & \$1,450,000

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	82a Somerset St RICHMOND 3121	\$1,420,000	24/07/2023
2	71 Duke St RICHMOND 3121	\$1,400,000	08/06/2023
3	12 Melrose St CREMORNE 3121	\$1,400,000	09/08/2023

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:

21/09/2023 11:29



Rooms: 3
Property Type: Townhouse (Res)
Land Size: 146 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,400,000 - \$1,450,000
Median House Price
June quarter 2023: \$1,480,000

Comparable Properties



82a Somerset St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$1,420,000
Method: Private Sale
Date: 24/07/2023
Property Type: House (Res)
Land Size: 123 sqm approx



71 Duke St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$1,400,000
Method: Sold Before Auction
Date: 08/06/2023
Property Type: Townhouse (Res)
Land Size: 113 sqm approx



12 Melrose St CREMORNE 3121 (REI)

[Agent Comments](#)



Price: \$1,400,000
Method: Sold Before Auction
Date: 09/08/2023
Property Type: Townhouse (Res)

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