

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

9 Gough Place, Cremorne Vic 3121

Indicative selling price

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

Range between \$940,000 & \$1,000,000

Median sale price

Median price \$1,327,500 Property Type House Suburb Cremorne

Period - From 27/03/2023 to 26/03/2024 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	44 Peers St RICHMOND 3121	\$975,000	18/10/2023
2	11 Shamrock St RICHMOND 3121	\$955,000	16/12/2023
3	2 Peers St RICHMOND 3121	\$900,000	21/03/2024

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:

27/03/2024 14:30



Property Type:
Agent Comments

Indicative Selling Price
\$940,000 - \$1,000,000
Median House Price
27/03/2023 - 26/03/2024: \$1,327,500

Comparable Properties



44 Peers St RICHMOND 3121 (REI)

Agent Comments



Price: \$975,000
Method: Sold Before Auction
Date: 18/10/2023
Property Type: House (Res)



11 Shamrock St RICHMOND 3121 (REI)

Agent Comments



Price: \$955,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)



2 Peers St RICHMOND 3121 (REI)

Agent Comments



Price: \$900,000
Method: Sold Before Auction
Date: 21/03/2024
Property Type: House (Res)

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