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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$940,000		&		\$1,000,000			
Median sale p	rice							
Median price	\$1,327,500	Pro	operty Type	Hou	se		Suburb	Cremorne
Period - From	27/03/2023	to	26/03/2024		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.

Add	dress 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



petermarkovic





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)



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



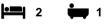
Property Type: House (Res)

11 Shamrock St RICHMOND 3121 (REI)

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

2 Peers St RICHMOND 3121 (REI)



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

Agent Comments

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017





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