

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 Green Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,166,500 Property Type House Suburb Cremorne

Period - From 01/10/2023 to 31/12/2023 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	19a Amsterdam St RICHMOND 3121	\$1,675,000	18/11/2023
2	7 Somerset St RICHMOND 3121	\$1,630,000	28/02/2024
3	8 Bunting St RICHMOND 3121	\$1,620,000	16/12/2023

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: 09/04/2024 12:45



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Rooms: 5
Property Type: House (Res)
Land Size: 244 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 December quarter 2023: \$1,166,500

Comparable Properties



19a Amsterdam St RICHMOND 3121 (REI/VG) Agent Comments

3 2 1

Price: \$1,675,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 161 sqm approx



7 Somerset St RICHMOND 3121 (REI) Agent Comments

3 2 2

Price: \$1,630,000
Method: Auction Sale
Date: 28/02/2024
Property Type: House (Res)
Land Size: 301 sqm approx



8 Bunting St RICHMOND 3121 (REI/VG) Agent Comments

3 2 -

Price: \$1,620,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 210 sqm approx

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