

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 902/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Cremorne

Period - From 01/01/2023 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	208/33 Judd St RICHMOND 3121	\$1,175,000	19/11/2023
2	161/418 St Kilda Rd MELBOURNE 3004	\$1,100,000	08/11/2023
3	203/1 Barnet Way RICHMOND 3121	\$1,159,200	18/10/2023

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.~~

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median Unit Price

Year ending December 2023: \$710,000

Comparable Properties



208/33 Judd St RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,175,000

Method: Private Sale

Date: 19/11/2023

Property Type: Apartment



161/418 St Kilda Rd MELBOURNE 3004 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Expression of Interest

Date: 08/11/2023

Property Type: Apartment



203/1 Barnet Way RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,159,200

Method: Private Sale

Date: 18/10/2023

Property Type: Unit