

# 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 96 Cremorne Street, Cremorne Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,325,000 Property Type House Suburb Cremorne

Period - From 01/04/2023 to 31/03/2024 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	11 Chestnut St CREMORNE 3121	\$1,235,000	30/04/2024
2	9 Queen St RICHMOND 3121	\$1,150,000	26/03/2024
3	68 Fraser St RICHMOND 3121	\$1,125,000	08/02/2024

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: 04/05/2024 08:39



2 1 1

**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 173 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending March 2024: \$1,325,000

## Comparable Properties



11 Chestnut St CREMORNE 3121 (REI)

Agent Comments

2 1 -

**Price:** \$1,235,000  
**Method:** Private Sale  
**Date:** 30/04/2024  
**Property Type:** House



9 Queen St RICHMOND 3121 (REI)

Agent Comments

2 1 -

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 26/03/2024  
**Property Type:** House



68 Fraser St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

**Price:** \$1,125,000  
**Method:** Sold Before Auction  
**Date:** 08/02/2024  
**Property Type:** House (Res)  
**Land Size:** 203 sqm approx

Account - BigginScott | P: 03 9426 4000