

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

3/163-165 CREMORNE STREET CREMORNE VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Cremorne

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

204/163-165 CREMORNE STREET CREMORNE VIC 3121	\$420,000	19-Sep-23
213/163-165 CREMORNE STREET CREMORNE VIC 3121	\$420,000	13-Oct-23
3/276A DOMAIN ROAD SOUTH YARRA VIC 3141	\$380,000	18-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 29 January 2024



**204/163-165 CREMORNE STREET
CREMORNE VIC 3121**

1 1 1

Sold Price

\$420,000

Sold Date

19-Sep-23

Distance

0km



**213/163-165 CREMORNE STREET
CREMORNE VIC 3121**

1 1 1

Sold Price

Sold Date

13-Oct-23

Distance

0.03km



**3/276A DOMAIN ROAD SOUTH
YARRA VIC 3141**

1 1 1

Sold Price

^{RS} **\$380,000** ^{UN}

Sold Date

18-Dec-23

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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