## 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

18 Jessie Street, Cremorne Vic 3121

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,300,000		&		\$2,500,000			
Median sale p	rice							
Median price	\$1,632,500	Pro	operty Type	Ηοι	ISE		Suburb	Cremorne
Period - From	11/11/2020	to	10/11/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	16/129 Hoddle St RICHMOND 3121	\$2,500,000	06/07/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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.

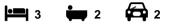
This Statement of Information was prepared on:

11/11/2021 17:07









**Property Type:** House (Res) Agent Comments Indicative Selling Price \$2,300,000 - \$2,500,000 Median House Price 11/11/2020 - 10/11/2021: \$1,632,500

# **Comparable Properties**



16/129 Hoddle St RICHMOND 3121 (REI/VG) Agent Comments



Price: \$2,500,000 Method: Private Sale Date: 06/07/2021 Property Type: Townhouse (Single)

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.

Account - Jellis Craig | P: 03 9864 5000





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