

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

802/163-165 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$674,000

Property type

Unit

Suburb

Cremorne

Period-from

01 Dec 2019

to

30 Nov 2020

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

3/118 Brighton Street Richmond VIC 3121	\$1,000,000	12-Sep-20
3/6 Palmer Street Richmond VIC 3121	\$1,016,000	23-Nov-20
3/3 Canberra Road Toorak VIC 3142	\$972,000	24-Oct-20

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: 07 December 2020



3/118 Brighton Street Richmond VIC 3121 Sold Price **\$1,000,000** Sold Date **12-Sep-20**

3 1 1

Distance **0.68km**

Notes from your agent

Larger and on own title, less bathrooms and 1 less car space.



3/6 Palmer Street Richmond VIC 3121 Sold Price ^{RS} **\$1,016,000** Sold Date **23-Nov-20**

3 1 1

Distance **1.75km**



3/3 Canberra Road Toorak VIC 3142 Sold Price ^{RS} **\$972,000** Sold Date **24-Oct-20**

3 1 1

Distance **1.8km**

RS = Recent sale UN = Undisclosed Sale

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