

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 Cremorne Street, Cremorne Vic 3121

Indicative selling price

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

Single price \$925,000

Median sale price

Median price \$553,750 House Unit X Suburb Cremorne

Period - From 01/10/2017 to 30/09/2018 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	1/60 Clowes St SOUTH YARRA 3141	\$1,257,000	21/07/2018
2	30/350 Toorak Rd SOUTH YARRA 3141	\$1,250,000	11/08/2018
3	6/8 William St SOUTH YARRA 3141	\$1,166,000	14/07/2018

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.



3 2 2

Rooms:
Property Type: Apartment
Land Size: Approx. 135 sqm
approx
Agent Comments

Indicative Selling Price
\$925,000
Median Unit Price
Year ending September 2018: \$553,750

Comparable Properties



1/60 Clowes St SOUTH YARRA 3141 (REI)

Agent Comments

3 1 -

Price: \$1,257,000
Method: Auction Sale
Date: 21/07/2018
Rooms: 4
Property Type: Unit



30/350 Toorak Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 1

Price: \$1,250,000
Method: Auction Sale
Date: 11/08/2018
Rooms: 4
Property Type: Apartment



6/8 William St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 1 2

Price: \$1,166,000
Method: Auction Sale
Date: 14/07/2018
Rooms: -
Property Type: House (Res)