

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

110/381 Punt Road 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

\$598,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Cremorne

Period-from

01 Aug 2019

to

31 Jul 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

501/381 Punt Road Cremorne VIC 3121	\$603,000	11-Dec-19
502/381 Punt Road Cremorne VIC 3121	\$549,000	26-Jun-20
307/18 Tanner Street Richmond VIC 3121	\$540,000	30-Jan-19

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: 17 August 2020



501/381 Punt Road Cremorne VIC 3121

Sold Price **\$603,000** Sold Date **11-Dec-19**

1 1 1

Distance -



502/381 Punt Road Cremorne VIC 3121

Sold Price **\$549,000** Sold Date **26-Jun-20**

1 1 1

Distance -



307/18 Tanner Street Richmond VIC 3121

Sold Price **\$540,000** Sold Date **30-Jan-19**

1 1 1

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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