Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	
ростоон	

Indicative selling price

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

Range between \$60	00,000	&	\$650,000
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Median sale price

Median price	\$715,000	Pro	perty Type Un	it		Suburb	Cremorne
Period - From	01/01/2025	to	31/03/2025	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	314/381 Punt Rd CREMORNE 3121	\$625,000	23/02/2025
2	618/154 Cremorne St CREMORNE 3121	\$662,500	23/01/2025
3	107/115 Church St RICHMOND 3121	\$640,000	17/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/05/2025 10:38









Property Type: Agent Comments

Indicative Selling Price \$600,000 - \$650,000 **Median Unit Price** March quarter 2025: \$715,000

Comparable Properties

314/381 Punt Rd CREMORNE 3121 (REI)

Agent Comments

Price: \$625,000 Method:

Date: 23/02/2025

Property Type: Apartment

618/154 Cremorne St CREMORNE 3121 (REI)

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Agent Comments

Agent Comments

Price: \$662,500 Method:

Date: 23/01/2025

Property Type: Apartment

107/115 Church St RICHMOND 3121 (REI/VG)



Price: \$640,000 Method: Private Sale Date: 17/12/2024

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000





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