

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

4 Pearson Street, Cremorne Vic 3121

Indicative selling price

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

Single price \$1,125,000

Median sale price

Median price \$1,225,000

Property Type House

Suburb Cremorne

Period - From 19/11/2018

to 18/11/2019

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	5 Tanner St RICHMOND 3121	\$1,170,000	17/09/2019
2	47 Green St CREMORNE 3121	\$1,110,000	26/10/2019
3	1 Sutton Gr RICHMOND 3121	\$1,110,000	21/09/2019

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.~~

This Statement of Information was prepared on:

19/11/2019 08:59



 2  1  1

Property Type: House (Res)

Land Size: 109 sqm approx

Agent Comments

Indicative Selling Price

\$1,125,000

Median House Price

19/11/2018 - 18/11/2019: \$1,225,000

Comparable Properties



5 Tanner St RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,170,000

Method: Sale by Tender

Date: 17/09/2019

Rooms: 3

Property Type: House

Land Size: 167 sqm approx



47 Green St CREMORNE 3121 (REI)

Agent Comments

 2  1  1

Price: \$1,110,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)



1 Sutton Gr RICHMOND 3121 (REI)

Agent Comments

 2  1  -

Price: \$1,110,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)