

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

7/58-64 CHESTNUT 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

Unit

Suburb

Cremorne

Period-from

01 Apr 2022

to

31 Mar 2023

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

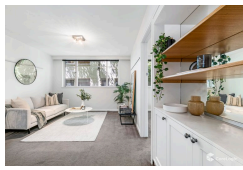
Date of sale

4/274A DOMAIN ROAD SOUTH YARRA VIC 3141	\$413,500	25-Mar-23
15/87 CAROLINE STREET SOUTH YARRA VIC 3141	\$397,500	30-Jan-23
201/71 ABINGER STREET RICHMOND VIC 3121	\$410,000	03-Mar-23

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: 20 April 2023



**4/274A DOMAIN ROAD SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price

^{RS} **\$413,500** Sold Date **25-Mar-23**

Distance **0.8km**



**15/87 CAROLINE STREET SOUTH
YARRA VIC 3141**

 1  1  1

Sold Price

\$397,500 Sold Date **30-Jan-23**

Distance **0.98km**



**201/71 ABINGER STREET
RICHMOND VIC 3121**

 1  1  1

Sold Price

\$410,000 Sold Date **03-Mar-23**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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