

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

92 Wellington Street, Cremorne Vic 3121

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Cremorne

Period - From

01/04/2023

to

30/06/2023

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	19 Balmoral St SOUTH YARRA 3141	\$1,140,000	22/07/2023
2	35a Mary St RICHMOND 3121	\$1,185,000	10/05/2023
3	62 Adam St BURNLEY 3121	\$1,210,000	22/07/2023

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:

01/09/2023 10:07

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Indicative Selling Price

\$1,100,000 - \$1,210,000

Median House Price

June quarter 2023: \$1,480,000



2 1 0

Rooms: 4

Property Type: House (res)

Agent Comments

Comparable Properties



19 Balmoral St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 -

Price: \$1,140,000

Method: Private Sale

Date: 22/07/2023

Property Type: House



35a Mary St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,185,000

Method: Private Sale

Date: 10/05/2023

Property Type: House

Land Size: 153 sqm approx



62 Adam St BURNLEY 3121 (REI)

Agent Comments

2 1 -

Price: \$1,210,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Account - Belle Property Richmond | P: 03 9967 8899