

# 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

6 Melrose Street, Cremorne Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,265,000

### Median sale price

Median price \$1,295,000 Property Type Townhouse Suburb Cremorne

Period - From 25/01/2021 to 24/01/2022 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	9/8-20 Glass St RICHMOND 3121	\$1,135,000	11/12/2021
2	9 Cutter St RICHMOND 3121	\$1,220,000	18/11/2021
3	2/19 Manton St RICHMOND 3121	\$1,270,000	03/09/2021

**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:

25/01/2022 11:38

Daniel Atsis

03 9421 7100

0408 556 927

daniel.atsis@belleproperty.com

**Indicative Selling Price**

\$1,150,000 - \$1,265,000

**Median Townhouse Price**

25/01/2021 - 24/01/2022: \$1,295,000



**Rooms:** 3

**Property Type:** Townhouse

**Land Size:** 138 sqm approx

Agent Comments

BigginScott

## Comparable Properties



**9/8-20 Glass St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,135,000

**Method:** Auction Sale

**Date:** 11/12/2021

**Property Type:** Townhouse (Res)



**9 Cutter St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,220,000

**Method:** Sold Before Auction

**Date:** 18/11/2021

**Property Type:** Townhouse (Res)

**Land Size:** 107 sqm approx



**2/19 Manton St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 03/09/2021

**Property Type:** Townhouse (Single)

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180