

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

207/8 Balmain Street, Cremorne Vic 3121

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$840,000 Property Type Unit Suburb Cremorne

Period - From 01/04/2022 to 30/06/2022 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	10/16 Rowena Pde RICHMOND 3121	\$360,000	12/04/2022
2	10/87 Caroline St SOUTH YARRA 3141	\$360,000	18/03/2022
3	204/48 Wellington Pde EAST MELBOURNE 3002	\$353,000	08/04/2022

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:

06/09/2022 10:45



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price

June quarter 2022: \$840,000

Comparable Properties



10/16 Rowena Pde RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$360,000

Method: Private Sale

Date: 12/04/2022

Property Type: Apartment

Land Size: 1 sqm approx



10/87 Caroline St SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$360,000

Method: Private Sale

Date: 18/03/2022

Property Type: Apartment

204/48 Wellington Pde EAST MELBOURNE 3002 (REI/VG)

Agent Comments

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Price: \$353,000

Method: Private Sale

Date: 08/04/2022

Property Type: Apartment

Land Size: 767 sqm approx