

# 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 908/140 Swan 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 \$790,000 & \$830,000

### Median sale price

Median price \$597,500 Property Type Unit Suburb Cremorne

Period - From 01/10/2023 to 30/09/2024 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	601/2 Mcgoun St RICHMOND 3121	\$792,500	13/10/2024
2	1605/665 Chapel St SOUTH YARRA 3141	\$820,000	30/09/2024
3	401/12 Coppin St RICHMOND 3121	\$816,000	20/09/2024

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: 06/11/2024 11:17



2   2   1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$790,000 - \$830,000

**Median Unit Price**

Year ending September 2024: \$597,500

## Comparable Properties



**601/2 Mcgoun St RICHMOND 3121 (REI)**

Agent Comments

2   2   1

**Price:** \$792,500

**Method:** Private Sale

**Date:** 13/10/2024

**Property Type:** Apartment



**1605/665 Chapel St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$820,000

**Method:** Private Sale

**Date:** 30/09/2024

**Property Type:** Apartment



**401/12 Coppin St RICHMOND 3121 (REI)**

Agent Comments

2   2   1

**Price:** \$816,000

**Method:** Private Sale

**Date:** 20/09/2024

**Property Type:** Apartment

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