

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 502/154 Cremorne Street, Richmond Vic 3121

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Richmond

Period - From 01/07/2022 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	707/25 Coventry St SOUTHBANK 3006	\$440,000	20/07/2023
2	307/8 Bowen Cr MELBOURNE 3004	\$432,500	30/06/2023
3	1105/7 Claremont St SOUTH YARRA 3141	\$390,000	13/08/2023

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.~~

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending June 2023: \$590,000



1 1 0

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



707/25 Coventry St SOUTHBANK 3006 (REI)

Agent Comments

1 1 -

Price: \$440,000

Method: Private Sale

Date: 20/07/2023

Property Type: Apartment



307/8 Bowen Cr MELBOURNE 3004 (REI/VG)

Agent Comments

1 1 -

Price: \$432,500

Method: Private Sale

Date: 30/06/2023

Property Type: Apartment



1105/7 Claremont St SOUTH YARRA 3141 (REI)

Agent Comments

1 1 -

Price: \$390,000

Method: Private Sale

Date: 13/08/2023

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899