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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ade	dress 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.

This Statement of Information was prepared on:

14/09/2023 13:18









Rooms: 2 Property Type: Apartment Agent Comments Daniel Atsis 03 9421 7100 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending June 2023: \$590,000

Comparable Properties



707/25 Coventry St SOUTHBANK 3006 (REI) Agent Comments



Price: \$440,000 Method: Private Sale Date: 20/07/2023 Property Type: Apartment



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

Agent Comments

Agent Comments



Price: \$432,500 Method: Private Sale Date: 30/06/2023 Property Type: Apartment



1105/7 Claremont St SOUTH YARRA 3141 (REI)



Price: \$390,000 Method: Private Sale Date: 13/08/2023 Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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