

## 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

205/8 Balmain 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Cremorne

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

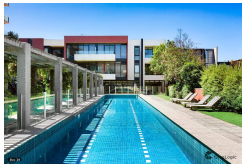
Date of sale

201/8 Balmain Street Cremorne VIC 3121	\$430,000	17-Dec-19
203/8 Balmain Street Cremorne VIC 3121	\$405,000	02-Apr-19
4/63 Alexandra Avenue South Yarra VIC 3141	\$439,550	13-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 02 June 2020



**201/8 Balmain Street Cremorne VIC 3121** Sold Price **\$430,000** Sold Date **17-Dec-19**

 1  1  1

Distance **0.03km**



**203/8 Balmain Street Cremorne VIC 3121** Sold Price **\$405,000** Sold Date **02-Apr-19**

 1  1  1

Distance **0.03km**



**4/63 Alexandra Avenue South Yarra VIC 3141** Sold Price **\$439,550** Sold Date **13-Aug-19**

 1  1  -

Distance **0.29km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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