

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

201/8 Balmain Street, Cremorne Vic 3121

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$986,000

Property Type

Unit

Suburb

Cremorne

Period - From

28/11/2018

to

27/11/2019

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	203/71 Abinger St RICHMOND 3121	\$450,000	12/10/2019
2	510/253 Bridge Rd RICHMOND 3121	\$435,000	12/06/2019
3	511/243-253 Bridge Rd RICHMOND 3121	\$427,000	19/07/2019

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:

28/11/2019 09:45



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$435,000

Median Unit Price

28/11/2018 - 27/11/2019: \$986,000

Comparable Properties



203/71 Abinger St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$450,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Apartment



510/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$435,000

Method: Private Sale

Date: 12/06/2019

Property Type: Apartment



511/243-253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$427,000

Method: Private Sale

Date: 19/07/2019

Property Type: Apartment