

# 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 909/140 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)

Single price \$855,000

### Median sale price

Median price \$918,000

Property Type Unit

Suburb Cremorne

Period - From 01/01/2024

to 31/03/2024

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	2803/35 Malcolm St SOUTH YARRA 3141	\$850,000	17/12/2023
2	507/243 Toorak Rd SOUTH YARRA 3141	\$856,000	20/02/2024
3	219/6 Lord St RICHMOND 3121	\$857,000	02/12/2023

**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:

03/05/2024 12:01

909/140 Swan Street, Cremorne Vic 3121

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2 2 1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$855,000  
**Median Unit Price**  
March quarter 2024: \$918,000

## Comparable Properties



**2803/35 Malcolm St SOUTH YARRA 3141 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 17/12/2023  
**Property Type:** Apartment



**507/243 Toorak Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

2 2 1

**Price:** \$856,000  
**Method:** Private Sale  
**Date:** 20/02/2024  
**Property Type:** Apartment  
**Land Size:** 94 sqm approx



**219/6 Lord St RICHMOND 3121 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$857,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** Apartment

**Account - Belle Property Richmond | P: 03 9967 8899**



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