

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

204/8 Balmain Street, Cremorne Vic 3121

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$736,000

Property Type

Unit

Suburb

Cremorne

Period - From

01/10/2021

to

30/09/2022

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	10/27 Sherwood St RICHMOND 3121	\$425,000	07/07/2022
2	8/504 Punt Rd SOUTH YARRA 3141	\$405,000	28/07/2022
3	18/77 Park St SOUTH YARRA 3141	\$400,000	07/06/2022

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:

16/11/2022 11:42



1
 1
 1

Rooms: 2
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$450,000

Median Unit Price
 Year ending September 2022: \$736,000

Comparable Properties



10/27 Sherwood St RICHMOND 3121 (REI/VG) Agent Comments

1
 1
 1

Price: \$425,000
Method: Sold Before Auction
Date: 07/07/2022
Property Type: Apartment



8/504 Punt Rd SOUTH YARRA 3141 (REI/VG) Agent Comments

1
 1
 1

Price: \$405,000
Method: Private Sale
Date: 28/07/2022
Property Type: Unit



18/77 Park St SOUTH YARRA 3141 (REI/VG) Agent Comments

1
 1
 1

Price: \$400,000
Method: Sold Before Auction
Date: 07/06/2022
Property Type: Unit

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