

# 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

11 Chestnut Street, Cremorne Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,295,000

### Median sale price

Median price

\$1,325,000

Property Type

House

Suburb

Cremorne

Period - From

01/04/2023

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	6 James St RICHMOND 3121	\$1,300,000	17/12/2023
2	93 Wellington St CREMORNE 3121	\$1,251,000	24/02/2024
3	94 Rowena Pde RICHMOND 3121	\$1,240,000	23/03/2024

**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:

20/04/2024 16:27

11 Chestnut Street, Cremorne Vic 3121



2 1 0

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,295,000  
Median House Price  
Year ending March 2024: \$1,325,000

## Comparable Properties



6 James St RICHMOND 3121 (REI/VG)

Agent Comments

2 - -  
Price: \$1,300,000  
Method: Sold Before Auction  
Date: 17/12/2023  
Property Type: House (Res)  
Land Size: 139 sqm approx



93 Wellington St CREMORNE 3121 (REI)

Agent Comments

2 1 1  
Price: \$1,251,000  
Method: Auction Sale  
Date: 24/02/2024  
Property Type: House (Res)



94 Rowena Pde RICHMOND 3121 (REI)

Agent Comments

2 1 -  
Price: \$1,240,000  
Method: Auction Sale  
Date: 23/03/2024  
Property Type: House (Res)  
Land Size: 167 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899



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