## 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

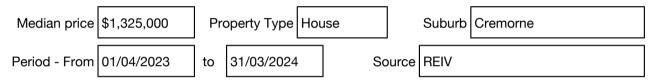
11 Chestnut Street, Cremorne Vic 3121

## Indicative selling price

For the meaning of this price	see consumer.vic.gov.au/underquoting
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Single price \$1,295,000

#### Median sale price



## 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







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)



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

Agent Comments



93 Wellington St CREMORNE 3121 (REI)



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

94 Rowena Pde RICHMOND 3121 (REI)



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

Agent Comments

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



propertydata

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