

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

502/154 Cremorne Street, Richmond 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

\$636,000

Property Type

Unit

Suburb

Richmond

Period - From

01/01/2022

to

31/12/2022

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	16/124 Caroline St SOUTH YARRA 3141	\$475,000	13/01/2023
2	2/63 Alexandra Av SOUTH YARRA 3141	\$461,000	22/10/2022
3	202/279 Wellington Pde.S EAST MELBOURNE 3002	\$436,000	20/10/2022

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:

14/03/2023 17:21

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Indicative Selling Price

\$450,000

Median Unit Price

Year ending December 2022: \$636,000



Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



16/124 Caroline St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 13/01/2023

Property Type: Apartment



2/63 Alexandra Av SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$461,000

Method: Auction Sale

Date: 22/10/2022

Property Type: Unit



202/279 Wellington Pde.S EAST MELBOURNE 3002 (REI)

Agent Comments



Price: \$436,000

Method: Private Sale

Date: 20/10/2022

Property Type: Unit

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180