# 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

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$450,000

#### Median sale price

Median price	\$636,000	Pro	operty Type Unit	t		Suburb	Richmond
Period - From	01/01/2022	to	31/12/2022	So	urce	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.

Add	dress 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









Rooms: 2 Property Type: Apartment Agent Comments Daniel Atsis 03 9421 7100 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$450,000 Median Unit Price Year ending December 2022: \$636,000

# **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



Method: Auction Sale Date: 22/10/2022 Property Type: Unit



202/279 Wellington Pde.S EAST MELBOURNE Agent Comments



Price: \$436,000 Method: Private Sale Date: 20/10/2022 Property Type: Unit

3002 (REI)

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





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