

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,166,500 Property Type House Suburb Cremorne

Period - From 01/10/2023 to 31/12/2023 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	12 Campbell St RICHMOND 3121	\$1,217,000	17/02/2024
2	68 Appleton St RICHMOND 3121	\$1,231,000	24/02/2024
3	1 Fordham Ct RICHMOND 3121	\$1,295,000	23/02/2024

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:

26/03/2024 11:08

11 Chestnut Street, Cremorne Vic 3121

Daniel Atsis

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 2  1  1

Rooms: 3

Property Type: House

Land Size: 122 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

December quarter 2023: \$1,166,500

Comparable Properties



12 Campbell St RICHMOND 3121 (REI)

Agent Comments

 2  1  -

Price: \$1,217,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)



68 Appleton St RICHMOND 3121 (REI)

Agent Comments

 2  1  -

Price: \$1,231,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 127 sqm approx



1 Fordham Ct RICHMOND 3121 (REI)

Agent Comments

 2  1  -

Price: \$1,295,000

Method: Private Sale

Date: 23/02/2024

Property Type: House

Land Size: 180 sqm approx

Account - Belle Property Richmond | P: 03 9967 8899



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