

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

31 Balmain Street, Cremorne Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,480,000 Property Type House Suburb Cremorne

Period - From 01/04/2023 to 30/06/2023 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	4/52 Lyndhurst St RICHMOND 3121	\$1,575,000	15/04/2023
2	20 Richmond Tce RICHMOND 3121	\$1,550,000	27/05/2023
3	9 Berry St RICHMOND 3121	\$1,451,000	19/05/2023

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:

29/08/2023 11:27



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
June quarter 2023: \$1,480,000

Comparable Properties



4/52 Lyndhurst St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,575,000

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)

Land Size: 109 sqm approx



20 Richmond Tce RICHMOND 3121 (REI)

Agent Comments

3 1 -

Price: \$1,550,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)



9 Berry St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 2

Price: \$1,451,000

Method: Sold Before Auction

Date: 19/05/2023

Property Type: House (Res)

Land Size: 185 sqm approx

Account - Jellis Craig | P: 03 9864 5000