

# 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

43 Balmain Street, Cremorne Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$925,000

### Median sale price

Median price \$1,325,000 Property Type House Suburb Cremorne

Period - From 01/04/2023 to 31/03/2024 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	8 Berry St RICHMOND 3121	\$935,000	18/05/2024
2	37 Smith St RICHMOND 3121	\$855,000	15/05/2024
3	5 Berry St RICHMOND 3121	\$850,000	01/06/2024

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:

25/06/2024 14:23



**Rooms:** 4  
**Property Type:** House  
**Land Size:** 130 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$925,000  
**Median House Price**  
Year ending March 2024: \$1,325,000

## Comparable Properties



**8 Berry St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$935,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** House (Res)



**37 Smith St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 15/05/2024  
**Property Type:** House



**5 Berry St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)