

# 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 505/154 Cremorne 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 \$525,000 & \$575,000

### Median sale price

Median price \$710,000 Property Type Unit Suburb Cremorne

Period - From 01/01/2023 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	603/2-14 Albert Rd SOUTH MELBOURNE 3205	\$527,000	30/01/2024
2	1206/14 Queens Rd MELBOURNE 3004	\$535,000	22/11/2023
3	16/51 Caroline St SOUTH YARRA 3141	\$550,000	22/02/2024

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.~~

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**Indicative Selling Price**

\$525,000 - \$575,000

**Median Unit Price**

Year ending December 2023: \$710,000



**Rooms:** 2

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**603/2-14 Albert Rd SOUTH MELBOURNE 3205** Agent Comments  
(REI)



**Price:** \$527,000

**Method:** Private Sale

**Date:** 30/01/2024

**Property Type:** Apartment



**1206/14 Queens Rd MELBOURNE 3004** Agent Comments  
(REI/VG)



**Price:** \$535,000

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** Apartment



**16/51 Caroline St SOUTH YARRA 3141 (REI)** Agent Comments



**Price:** \$550,000

**Method:** Private Sale

**Date:** 22/02/2024

**Property Type:** Apartment

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