

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

603/1 Railway Place, Cremorne Vic 3121

Indicative selling price

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

Range between \$660,000 & \$695,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Cremorne

Period - From 26/03/2023 to 25/03/2024 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 | 801/1 Clara St SOUTH YARRA 3141 | \$670,000 | 22/12/2023 |
| 2 | 102/8 Balmain St CREMORNE 3121 | \$670,000 | 20/01/2024 |
| 3 | 615/162 Albert St EAST MELBOURNE 3002 | \$695,000 | 20/02/2024 |

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 14:31

603/1 Railway Place, Cremorne Vic 3121

Daniel Atsis
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 2  1  1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$660,000 - \$695,000
Median Unit Price
26/03/2023 - 25/03/2024: \$670,000

Comparable Properties



801/1 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

 2  1  1

Price: \$670,000
Method: Private Sale
Date: 22/12/2023
Property Type: Apartment



102/8 Balmain St CREMORNE 3121 (REI/VG)

Agent Comments

 2  1  1

Price: \$670,000
Method: Private Sale
Date: 20/01/2024
Property Type: Apartment



615/162 Albert St EAST MELBOURNE 3002 (REI)

Agent Comments

 2  1  1

Price: \$695,000
Method: Private Sale
Date: 20/02/2024
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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