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	604/1 Railway Place, Cremorne Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between \$600,	000 &	\$650,000
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Median sale price

Median price	\$750,000	Pro	perty Type Ur	nit		Suburb	Cremorne
Period - From	03/10/2022	to	02/10/2023	So	urce	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

Address of comparable property		Price	Date of sale
1	803/11 David St RICHMOND 3121	\$630,000	08/09/2023
2	101/8 Garfield St RICHMOND 3121	\$615,000	22/06/2023
3	401/120 Palmer St RICHMOND 3121	\$605,000	10/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/10/2023 14:29





Daniel Atsis 03 9421 7100 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$600,000 - \$650,000 **Median Unit Price** 03/10/2022 - 02/10/2023: \$750,000

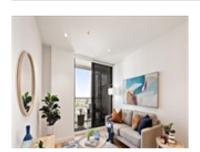


Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



803/11 David St RICHMOND 3121 (REI)





Price: \$630,000 Method: Private Sale Date: 08/09/2023

Property Type: Apartment

Agent Comments



101/8 Garfield St RICHMOND 3121 (REI/VG)







Price: \$615,000 Method: Private Sale Date: 22/06/2023

Property Type: Apartment

Agent Comments

Agent Comments



401/120 Palmer St RICHMOND 3121 (REI/VG)







Price: \$605.000

Method: Sold Before Auction

Date: 10/05/2023 Property Type: Unit

Account - Belle Property Richmond | P: 03 9967 8899



