

# 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 604/1 Railway Place, 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 \$600,000 & \$650,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Cremorne

Period - From 03/10/2022 to 02/10/2023 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

03/10/2022 - 02/10/2023: \$750,000



2 2 1

**Rooms:** 3

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**803/11 David St RICHMOND 3121 (REI)**

Agent Comments

2 2 1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 08/09/2023

**Property Type:** Apartment



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

Agent Comments

2 2 1

**Price:** \$615,000

**Method:** Private Sale

**Date:** 22/06/2023

**Property Type:** Apartment



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

Agent Comments

2 2 1

**Price:** \$605,000

**Method:** Sold Before Auction

**Date:** 10/05/2023

**Property Type:** Unit

Account - Belle Property Richmond | P: 03 9967 8899