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

604/163 Cremorne Street, Cremorne Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$690,000		&		\$740,000				
Median sale p	rice								
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Cremorne	
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	2004/229 Toorak Rd SOUTH YARRA 3141	\$690,000	09/02/2024
2	82/39 Dorcas St SOUTH MELBOURNE 3205	\$700,000	02/12/2023
3	1104/39 Coventry St SOUTHBANK 3006	\$707,500	30/11/2023

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.

This Statement of Information was prepared on:

21/02/2024 09:43









Rooms: 3 Property Type: Apartment Agent Comments Daniel Atsis 03 9967 8899 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$690,000 - \$740,000 Median Unit Price Year ending December 2023: \$710,000

Comparable Properties



2004/229 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$690,000 Method: Private Sale Date: 09/02/2024 Property Type: Apartment



82/39 Dorcas St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

Agent Comments



Price: \$700,000 Method: Private Sale Date: 02/12/2023 Property Type: Apartment



1104/39 Coventry St SOUTHBANK 3006 (REI/VG)



Price: \$707,500 Method: Private Sale Date: 30/11/2023 Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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