

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

803/140 SWAN STREET CREMORNE VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Cremorne

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

503/229-231 BRIDGE ROAD RICHMOND VIC 3121	\$490,000	13-May-25
509/33 JUDD STREET RICHMOND VIC 3121	\$500,000	12-Feb-25
502/18 TANNER STREET RICHMOND VIC 3121	\$485,000	19-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 27 May 2025

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**503/229-231 BRIDGE ROAD
RICHMOND VIC 3121**

2 1 1

Sold Price

^{RS} **\$490,000**

Sold Date

13-May-25

Distance

0.88km



**509/33 JUDD STREET RICHMOND
VIC 3121**

1 1 -

Sold Price

\$500,000

Sold Date

12-Feb-25

Distance

0.88km



**502/18 TANNER STREET
RICHMOND VIC 3121**

1 1 1

Sold Price

\$485,000

Sold Date

19-Dec-24

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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