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

16 Balmain Street, Cremorne Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$750,000	Pro	operty Type	Том	nhouse		Suburb	Cremorne
Period - From	06/02/2023	to	05/02/2024		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.

Add	dress of comparable property	Price	Date of sale
1	49b Canterbury St RICHMOND 3121	\$1,410,000	25/11/2023
2	13 Corsair St RICHMOND 3121	\$1,410,000	25/11/2023
3	7 Lord St RICHMOND 3121	\$1,375,000	21/12/2023

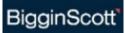
OR

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:

06/02/2024 13:15



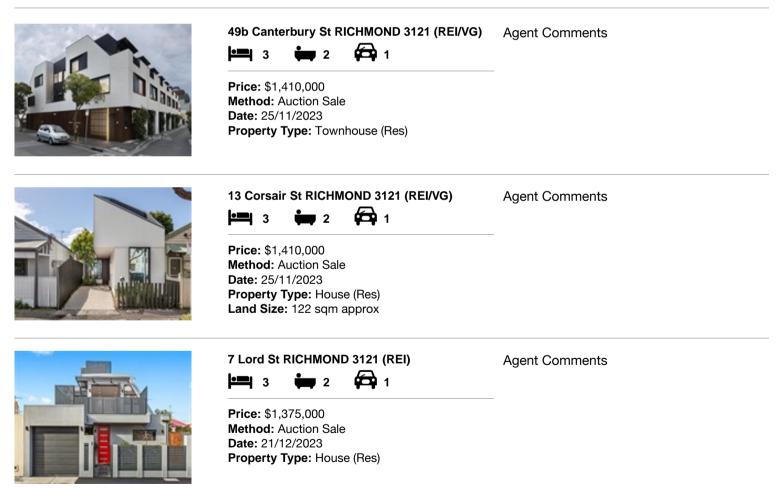






Property Type: Divorce/Estate/Family Transfers Land Size: 2065 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median Townhouse Price 06/02/2023 - 05/02/2024: \$750,000

Comparable Properties



Account - BigginScott | P: 03 9426 4000



Propertydata

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