

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 consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,450,000

Median sale price

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

Period - From 06/02/2023 to 05/02/2024 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	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

**49b Canterbury St RICHMOND 3121 (REI/VG)**

Agent Comments

**Price:** \$1,410,000**Method:** Auction Sale**Date:** 25/11/2023**Property Type:** Townhouse (Res)**13 Corsair St RICHMOND 3121 (REI/VG)**

Agent Comments

**Price:** \$1,410,000**Method:** Auction Sale**Date:** 25/11/2023**Property Type:** House (Res)**Land Size:** 122 sqm approx**7 Lord St RICHMOND 3121 (REI)**

Agent Comments

**Price:** \$1,375,000**Method:** Auction Sale**Date:** 21/12/2023**Property Type:** House (Res)

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