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	27 Balmain Street, Cremorne Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,400,000 & $1,450,000

Median sale price

Median price $1,480,000 Property Type House Suburb Cremorne

Period - From 01/04/2023 to 30/06/2023 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	8 Waterloo Pl RICHMOND 3121	$1,430,000	22/05/2023
2	15 Darlington Pde RICHMOND 3121	$1,350,000	03/06/2023
3	119 Dover St CREMORNE 3121	$1,350,000	20/03/2023

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: 01/08/2023 10:11

27 Balmain Street, Cremorne Vic 3121



2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
June quarter 2023: $1,480,000

Comparable Properties



8 Waterloo Pl RICHMOND 3121 (REI)

2 2 1

Price: $1,430,000
Method: Private Sale
Date: 22/05/2023
Property Type: Townhouse (Single)

Agent Comments



15 Darlington Pde RICHMOND 3121 (REI/VG)

2 2 -

Price: $1,350,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 174 sqm approx

Agent Comments



119 Dover St CREMORNE 3121 (REI/VG)

3 1 1

Price: $1,350,000
Method: Sold Before Auction
Date: 20/03/2023
Property Type: House (Res)
Land Size: 154 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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