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	47 Balmain Street, Cremorne Vic 3121

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,320,000 Property Type House Suburb Cremorne

Period - From 01/07/2022 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	10 Bliss St RICHMOND 3121	$1,100,000	26/08/2023
2	37 Amsterdam St RICHMOND 3121	$1,020,000	07/08/2023
3	46 Farmer St RICHMOND 3121	$1,015,000	01/09/2023

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: 11/10/2023 11:00

47 Balmain Street, Cremorne Vic 3121



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending June 2023: $1,320,000

Comparable Properties



10 Bliss St RICHMOND 3121 (REI)

2 1 1

Price: $1,100,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)

Agent Comments



37 Amsterdam St RICHMOND 3121 (REI)

2 1 1

Price: $1,020,000
Method: Private Sale
Date: 07/08/2023
Property Type: House

Agent Comments



46 Farmer St RICHMOND 3121 (REI)

2 1 1

Price: $1,015,000
Method: Sold Before Auction
Date: 01/09/2023
Property Type: House (Res)

Agent Comments

Account - BigginScott | P: 03 9426 4000

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