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	42 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 $1,375,000 Property Type House Suburb Cremorne

Period - From 01/04/2020 to 31/03/2021 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	95 Richmond Tce RICHMOND 3121	$1,460,000	17/03/2021
2	17 Montgomery St RICHMOND 3121	$1,405,000	21/11/2020
3	71 Donald St PRAHRAN 3181	$1,390,000	13/02/2021

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: 28/04/2021 14:12

42 Balmain Street, Cremorne Vic 3121



2 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
Year ending March 2021: $1,375,000

Comparable Properties



95 Richmond Tce RICHMOND 3121 (REI)

2 1 -

Price: $1,460,000
Method: Sold Before Auction
Date: 17/03/2021
Property Type: House (Res)

Agent Comments



17 Montgomery St RICHMOND 3121 (REI)

2 2 -

Price: $1,405,000
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)
Land Size: 192 sqm approx

Agent Comments



71 Donald St PRAHRAN 3181 (REI)

2 1 1

Price: $1,390,000
Method: Auction Sale
Date: 13/02/2021
Property Type: House (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.