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	1004/140 Swan Street, Cremorne Vic 3121

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $710,000 Property Type Unit Suburb Cremorne

Period - From 01/01/2023 to 31/12/2023 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	15/71a Tanner St RICHMOND 3121	$500,000	14/12/2023
2	107/8 Howard St RICHMOND 3121	$495,000	22/12/2023
3	1005/140 Swan St CREMORNE 3121	$480,000	15/11/2023

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: 24/01/2024 14:02

1004/140 Swan Street, Cremorne Vic 3121



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending December 2023: $710,000

Comparable Properties



15/71a Tanner St RICHMOND 3121 (REI)

1 1 1

Price: $500,000
Method: Private Sale
Date: 14/12/2023
Property Type: Apartment

Agent Comments



107/8 Howard St RICHMOND 3121 (REI)

1 1 1

Price: $495,000
Method: Private Sale
Date: 22/12/2023
Property Type: Apartment

Agent Comments



1005/140 Swan St CREMORNE 3121 (REI)

1 1 1

Price: $480,000
Method: Private Sale
Date: 15/11/2023
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000

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