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	232A Swan Street, Cremorne Vic 3121

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,325,000 Property Type House Suburb Cremorne

Period - From 01/07/2023 to 30/06/2024 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	21/24 Tanner St RICHMOND 3121	$1,634,000	03/08/2024
2	2/310 Burnley St RICHMOND 3121	$1,560,000	01/06/2024
3	3 Kipling St CREMORNE 3121	$1,460,000	05/03/2024

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: 19/08/2024 14:35



3 2 1

Property Type: Warehouse

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
Year ending June 2024: $1,325,000

Comparable Properties



21/24 Tanner St RICHMOND 3121 (REI)

3 2 1

Price: $1,634,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Apartment

Agent Comments



2/310 Burnley St RICHMOND 3121 (REI/VG)

3 2 1

Price: $1,560,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Townhouse (Res)

Agent Comments



3 Kipling St CREMORNE 3121 (REI/VG)

3 3 1

Price: $1,460,000
Method: Private Sale
Date: 05/03/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

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