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 $1,200,000 & $1,320,000

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	34 Durham St RICHMOND 3121	$1,200,000	13/07/2024
2	11 Chestnut St CREMORNE 3121	$1,235,000	30/04/2024
3	117 Dover St CREMORNE 3121	$1,330,000	07/04/2024

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: 17/09/2024 12:06

42 Balmain Street, Cremorne Vic 3121



2 2 1

Property Type: House
Land Size: 123 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
Year ending June 2024: $1,325,000

Comparable Properties



34 Durham St RICHMOND 3121 (REI)

2 1 -

Price: $1,200,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)

Agent Comments



11 Chestnut St CREMORNE 3121 (REI/VG)

2 1 -

Price: $1,235,000
Method: Private Sale
Date: 30/04/2024
Property Type: House
Land Size: 122 sqm approx

Agent Comments



117 Dover St CREMORNE 3121 (REI)

2 1 1

Price: $1,330,000
Method: Private Sale
Date: 07/04/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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