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	1008/140 Swan Street, Cremorne Vic 3121

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $618,000 Property Type Unit Suburb Cremorne

Period - From 01/01/2024 to 31/12/2024 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	1605/665 Chapel St SOUTH YARRA 3141	$820,000	30/09/2024
2	401/12 Coppin St RICHMOND 3121	$816,000	20/09/2024
3	303/3 Kennedy Av RICHMOND 3121	$875,000	22/08/2024

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: 21/01/2025 12:50

1008/140 Swan Street, Cremorne Vic 3121

Jay Price
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2 1 1

Rooms: 1
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
Year ending December 2024: $618,000

Comparable Properties



1605/665 Chapel St SOUTH YARRA 3141 (REI/VG)

2 2 1

Price: $820,000
Method: Private Sale
Date: 30/09/2024
Property Type: Apartment

Agent Comments



401/12 Coppin St RICHMOND 3121 (REI/VG)

2 2 1

Price: $816,000
Method: Private Sale
Date: 20/09/2024
Property Type: Apartment

Agent Comments



303/3 Kennedy Av RICHMOND 3121 (REI/VG)

2 2 1

Price: $875,000
Method: Sold Before Auction
Date: 22/08/2024
Property Type: Apartment

Agent Comments

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