

# 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

34 Chestnut Street, Cremorne Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,415,000 Property Type House Suburb Cremorne

Period - From 01/07/2020 to 30/06/2021 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	543 Swan St RICHMOND 3121	\$1,687,500	31/07/2021
2	50 Balmain St CREMORNE 3121	\$1,600,000	15/05/2021
3	40 Balmain St CREMORNE 3121	\$1,570,000	29/07/2021

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:

11/10/2021 10:03



3 2 0

**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 133 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
Year ending June 2021: \$1,415,000

## Comparable Properties



543 Swan St RICHMOND 3121 (REI/VG)

Agent Comments

3 1 1

**Price:** \$1,687,500  
**Method:** Auction Sale  
**Date:** 31/07/2021  
**Property Type:** House (Res)  
**Land Size:** 210 sqm approx



50 Balmain St CREMORNE 3121 (REI/VG)

Agent Comments

3 2 1

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** House (Res)  
**Land Size:** 145 sqm approx



40 Balmain St CREMORNE 3121 (REI/VG)

Agent Comments

3 2 1

**Price:** \$1,570,000  
**Method:** Private Sale  
**Date:** 29/07/2021  
**Property Type:** House (Res)  
**Land Size:** 124 sqm approx