Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 34 Chestnut Street, Cremorne Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,415,000	Pro	operty Type	Hou	se		Suburb	Cremorne
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ade	dress 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









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)



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

Agent Comments

Agent Comments



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

3

40 Balmain St CREMORNE 3121 (REI/VG)

50 Balmain St CREMORNE 3121 (REI/VG)

2



I21 (REI/VG) Agent Comments

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

Account - Biggin & Scott | P: 03 9429 9177



propertydata

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