

# 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

44 Balmain 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 \$1,100,000

&

\$1,150,000

### Median sale price

Median price \$1,463,000

Property Type House

Suburb Cremorne

Period - From 01/04/2021

to 31/03/2022

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 | 75 Coppin St RICHMOND 3121     | \$1,170,000 | 19/02/2022   |
| 2 | 4 Moore St RICHMOND 3121       | \$1,150,000 | 13/04/2022   |
| 3 | 22 Smith St RICHMOND 3121      | \$1,100,000 | 17/12/2021   |

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:

18/05/2022 16:26



2   
 1   
 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,150,000

**Median House Price**

Year ending March 2022: \$1,463,000

## Comparable Properties



**75 Coppin St RICHMOND 3121 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 19/02/2022

**Property Type:** House (Res)



**4 Moore St RICHMOND 3121 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 13/04/2022

**Property Type:** House



**22 Smith St RICHMOND 3121 (REI/VG)**

Agent Comments

3   
 1   
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**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 17/12/2021

**Property Type:** House

**Land Size:** 151 sqm approx