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	

Indicative selling price

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

Single price \$830,000

Median sale price

Median price \$702,000	Property Type Ur	it	Suburb	Richmond
Period - From 01/10/2021	to 31/12/2021	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

Address of comparable property		Price	Date of sale
1	11/65 Stawell St RICHMOND 3121	\$790,000	05/03/2022
2	402/70 Clifton St RICHMOND 3121	\$810,500	04/02/2022
3	9/55 Stanley St RICHMOND 3121	\$830,000	01/10/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/03/2022 11:24
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> **Indicative Selling Price** \$830,000 **Median Unit Price**

December quarter 2021: \$702,000

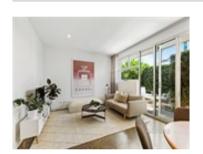




Rooms: 3

Property Type: Apartment **Agent Comments**

Comparable Properties



11/65 Stawell St RICHMOND 3121 (REI)





Price: \$790,000 Method: Auction Sale Date: 05/03/2022 Property Type: Unit

Agent Comments



402/70 Clifton St RICHMOND 3121 (REI)





Price: \$810,500

Method: Sold Before Auction

Date: 04/02/2022

Property Type: Apartment

Agent Comments



9/55 Stanley St RICHMOND 3121 (REI/VG)



Price: \$830.000

Method: Sold Before Auction

Date: 01/10/2021

Property Type: Apartment

Agent Comments

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180



