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

16/24 Tanner Street, Richmond Vic 3121

Indicative selling price

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

Single price \$960,000

Median sale price

| Median price | \$670,000 | Pro | perty Type Unit | t | | Suburb | Richmond |
|---------------|------------|-----|-----------------|----|------|--------|----------|
| Period - From | 01/07/2021 | to | 30/09/2021 | 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.

| Add | Iress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 12/85 Nicholson St ABBOTSFORD 3067 | \$975,000 | 07/08/2021 |
| 2 | 2/400 Church St RICHMOND 3121 | \$940,000 | 04/11/2021 |
| 3 | 8/59 Westbank Tce RICHMOND 3121 | \$925,000 | 13/11/2021 |

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:

15/11/2021 14:09









Rooms: 4 Property Type: Apartment Agent Comments

Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$960,000 **Median Unit Price** September quarter 2021: \$670,000

Comparable Properties





12/85 Nicholson St ABBOTSFORD 3067 (REI/VG)



Price: \$975,000 Method: Sold Before Auction Date: 07/08/2021 Property Type: Townhouse (Res)

2/400 Church St RICHMOND 3121 (REI)

Agent Comments

Agent Comments





Price: \$940,000 Method: Sold Before Auction Date: 04/11/2021 Property Type: Apartment

8/59 Westbank Tce RICHMOND 3121 (REI)



Agent Comments



Price: \$925.000 Method: Auction Sale Date: 13/11/2021 Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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