

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.au/underquoting

Single price \$960,000

Median sale price

Median price \$670,000

Property Type Unit

Suburb Richmond

Period - From 01/07/2021

to 30/09/2021

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	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

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 2  1  1

Rooms: 4
Property Type: Apartment
Agent Comments

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

Comparable Properties



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

Agent Comments

 2  2  1

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



2/400 Church St RICHMOND 3121 (REI)

Agent Comments

 2  1  1

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



8/59 Westbank Tce RICHMOND 3121 (REI)

Agent Comments

 2  1  1

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