

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

509/71 Canterbury Street, Richmond Vic 3121

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$571,000 Property Type Unit Suburb Richmond

Period - From 23/03/2020 to 22/03/2021 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	608/253 Bridge Rd RICHMOND 3121	\$494,000	29/10/2020
2	721/1 Dyer St RICHMOND 3121	\$480,000	15/11/2020
3	420/14 David St RICHMOND 3121	\$450,000	23/12/2020

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:

23/03/2021 09:24

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Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

23/03/2020 - 22/03/2021: \$571,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties

608/253 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$494,000

Method: Private Sale

Date: 29/10/2020

Property Type: Apartment



721/1 Dyer St RICHMOND 3121 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 15/11/2020

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



420/14 David St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 23/12/2020

Property Type: Apartment