

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

108/28 Tanner Street, Richmond Vic 3121

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$653,000 Property Type Unit Suburb Richmond

Period - From 01/10/2023 to 31/12/2023 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	42/4 Tullo PI RICHMOND 3121	\$682,000	19/08/2023
2	102/8 Balmain St CREMORNE 3121	\$670,000	20/01/2024
3	105/183 Bridge Rd RICHMOND 3121	\$600,000	29/08/2023

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:

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Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

December quarter 2023: \$653,000



 2  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



42/4 Tullo PI RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  1

Price: \$682,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Apartment



102/8 Balmain St CREMORNE 3121 (REI)

Agent Comments

 2  1  1

Price: \$670,000

Method: Private Sale

Date: 20/01/2024

Property Type: Apartment



105/183 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 29/08/2023

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899