

# 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

117/253 Bridge Road, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$475,000

&

\$515,000

### Median sale price

Median price

\$582,250

Property Type

Unit

Suburb

Richmond

Period - From

20/11/2023

to

19/11/2024

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	206/18 Tanner St RICHMOND 3121	\$515,000	19/09/2024
2	220/253 Bridge Rd RICHMOND 3121	\$464,000	26/08/2024
3	811/1 Dyer St RICHMOND 3121	\$511,000	08/08/2024

**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:

20/11/2024 13:55



1   
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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$475,000 - \$515,000

**Median Unit Price**

20/11/2023 - 19/11/2024: \$582,250

## Comparable Properties

**206/18 Tanner St RICHMOND 3121 (VG)**

Agent Comments

1   
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**Price:** \$515,000

**Method:** Sale

**Date:** 19/09/2024

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



**220/253 Bridge Rd RICHMOND 3121 (REI/VG)**

Agent Comments

1   
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**Price:** \$464,000

**Method:** Private Sale

**Date:** 26/08/2024

**Property Type:** Apartment



**811/1 Dyer St RICHMOND 3121 (VG)**

Agent Comments

1   
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**Price:** \$511,000

**Method:** Sale

**Date:** 08/08/2024

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

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951